

# Mirage 33 Shore Road

Sandbanks  
Poole, Dorset  
BH13 7PJ



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*Offers in excess of £600,000*

Mirage is a modern development combining elements of the coastal award-winning sandy beach location with contemporary modern living and internal finishes. The apartment is presented in excellent decorative order with a high level of specification throughout. The home flows seamlessly from a stunning open plan living room with its dual aspect bay window capturing the sense of water view, through to its delightful inner hall.

## *Summary of Accommodation*

2 bedrooms

Open plan kitchen/day/living area

2 bathrooms (1 en-suite)

Finished to a high specification throughout

Separate utility room

Pets allowed

Award winning sandy beaches less than 100 yards away





This 883 sq ft property in Dorset's prestigious Sandbanks area offers sea glimpses and outstanding local amenities. The first-floor apartment features an open-plan kitchen, living, and dining area with views of Sandbanks Beach and Poole Bay.

The modern kitchen includes branded appliances, and the spacious living area has dual aspect windows. The internal hall connects all rooms, with a utility room and coat cupboard.

The principal bedroom has a walk-in wardrobe and en-suite, while the second bedroom includes fitted wardrobes. A fully fitted guest shower room is across the hall.

Located in a gated development, the property has secure basement parking with lift access and parking for one vehicle.

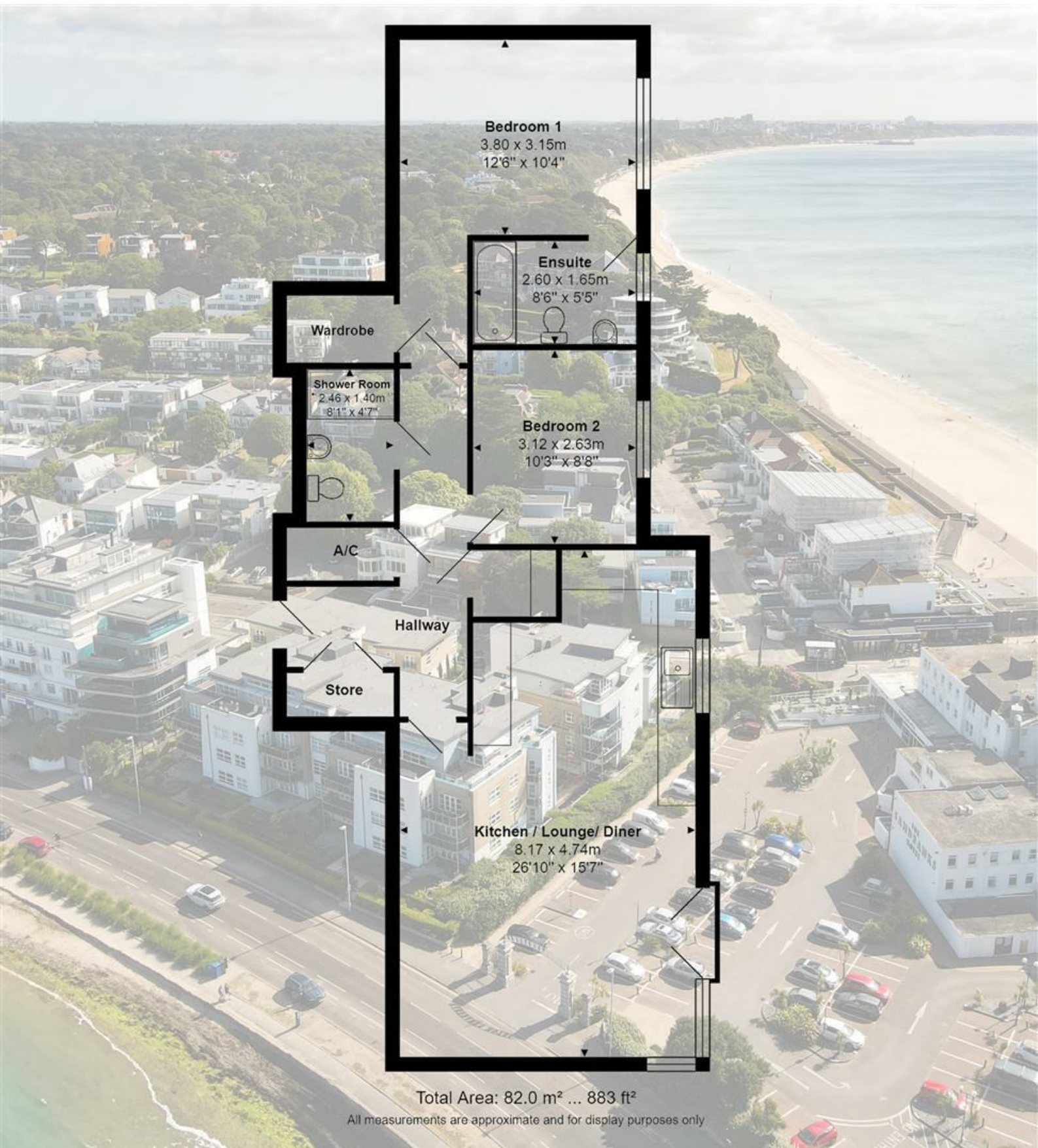
Leasehold 125 years from 2007

Ground Rent £300 p/a

Service Charges £3,234 p/a

Pets permitted on license

No holiday lettings



## Lloyds Property Group

PROPERTY NAME

Mirage 33 Shore Road

LOCATION

BH13 7PJ

TOTAL FLOOR AREA

883.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3553

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*