



**Flat 4, 48 Banks Road, Sandbanks, Poole BH13 7QF**  
**Guide Price £675,000 Leasehold**









**\*\*HOLIDAY LETS PERMITTED\*\* Just 200 YARDS FROM THE BEACH An extremely well presented, MODERN TWO BEDROOM APARTMENT, set in a small GATED DEVELOPMENT, bright and spacious with OPEN PLAN LIVING.**

- SHORT WALK TO THE BEACH
- AIR CONDITONING & UNDERFLOOR HEATING
- TWO DOUBLE BEDROOMS
- PETS ALLOWED
- HOLIDAY LETS PERMITTED
- SECURE ALOCATED PARKING
- VACANT POSSESSION

#### **Sandbanks**

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic coast, England's first National World Heritage site, which provides some of the most dramatic scenery. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

#### **Property Comprises**

A modern two double bedroom apartment, set at the end of a private driveway, in a gated development of just 7 apartments, with fabulous design and specification.

Secure gates open up into the driveway which gives allocated parking, feature external lighting, electric charging points and bin store. Large expanses of glass fill the main communal front door area with access to all floors via stairs and lift.

Coming through the main apartment door, large expanses of floor tiling fills the space with all featured rooms connecting through. The open plan kitchen day living room has been completed with a designer kitchen by Poggen Pohl with fully integrated Siemens appliances, which include fridge/freezer, oven/microwave, induction hob, dishwasher and washer / dryer. There is also a Quooker hot tap with drinking water filter. Feature large porcelain floor tiles connect the kitchen to the living area, which enjoy large opening doors leading out onto the balcony.

From the hall, doors lead into two double bedrooms, both with fitted wardrobes. The principal bedroom ensuite and the main family bathroom are contemporary in design with Ardesi sanitary ware comprising of feature coloured basins fully integrated with soft-closing draw vanity units, Heated mirror with feature lighting, White wall-hung WC with push button dual flush and concealed cistern, White bath with high gloss bath panel to the family bathroom with chrome mixer taps and shower attachment and the principal bedroom suite having a walk in shower with full height clear glazed screen. The apartment has the benefit of underfloor heating and air conditioning throughout.

#### **External**

The apartment benefits from one allocated parking space, with the development having 5 charging points included. The development is gated and set back from the road giving a very good degree of privacy.

The award-winning sandy beaches are only 200 meters and the access to the second largest natural harbour in the world with its beautiful islands and an abundance of water sports available.

#### **Additional Information**

Holiday lets permitted

Pets permitted on license

125 years lease

Ground Rent £375 P.A.

Maintenance approx £2K per year





**Flat 4**  
**Approximate Gross Internal Area**  
**Flat 4 = 808 Sq Ft/75 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8437481/SS

All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Any energy efficient - smart meters only	92-95 kWh/m <sup>2</sup> per year
A	81-91 kWh/m <sup>2</sup> per year
B	71-80 kWh/m <sup>2</sup> per year
C	61-70 kWh/m <sup>2</sup> per year
D	51-60 kWh/m <sup>2</sup> per year
E	41-50 kWh/m <sup>2</sup> per year
F	31-40 kWh/m <sup>2</sup> per year
G	21-30 kWh/m <sup>2</sup> per year
H	11-20 kWh/m <sup>2</sup> per year
I	1-10 kWh/m <sup>2</sup> per year

Environmental Impact (CO <sub>2</sub> ) Rating	
Any energy efficient - smart meters only	10-15 g/kWh
A	10-15 g/kWh
B	16-20 g/kWh
C	21-25 g/kWh
D	26-30 g/kWh
E	31-35 g/kWh
F	36-40 g/kWh
G	41-45 g/kWh
H	46-50 g/kWh
I	51-55 g/kWh