



16 Northshore Panorama Road, Poole BH13 7RD  
£1,250,000 Share of Freehold









**\*\*MOMENTS FROM THE BLUE FLAG BEACHES\*\* A STUNNING property situated in a GATED DEVELOPMENT on the SANDBANKS PENINSULAR. The property benefits from a PRIVATE GARDEN, THREE DOUBLE BEDROOMS and a LARGE OPEN PLAN LIVING AREA.**

- BEAUTIFUL GATED DEVELOPMENT
- GARDEN & BALCONY
- VENDOR SUITED
- SANDBANKS TOWNHOUSE
- THREE DOUBLE BEDROOMS
- MOMENTS FROM SANDBANKS BEACH

### **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. 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**

Situated on the world famous Sandbanks peninsular, Northshore is an exclusive and private gated development. This three-story townhouse is designed for refined coastal living. The ground floor features a large entrance hall with access to a versatile office/bedroom and garden access, a guest bedroom, shower room, utility room and garage. to the first floor is a spacious open-plan living room with dining area, lounge and kitchen which benefits from access to front and rear balconies. The top floor is a particular feature of the property with a luxurious master bedroom with a dressing room, en-suite bathroom, and expansive balcony with sea glimpses.





All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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 |    |
|--------------------------|----|
| Current                  | 75 |
| Minimum                  | 85 |
| Maximum                  | 95 |

| Environmental Impact (CO <sub>2</sub> ) Rating |   |
|------------------------------------------------|---|
| Current                                        | F |
| Minimum                                        | G |
| Maximum                                        | A |