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Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Sandy Shores, Flat 2, Marina Court

Sandbanks, Dorset, BH13 7QE

£695,000 Leasehold



- Prime Sandbanks Peninsula Setting
- Ground Floor Apartment
- Two Double Bedrooms
- Sun Terrace with some Sea Glimpses
- Landscaped Communal Gardens
- Ideal 2nd Home / Retirement / Holiday Let Investment
- Moments away from Sandbanks Beach
- Open Plan Living room/Diner
- Allocated Parking & Garage with Power
- No Onward Chain & Pets On License

A beautifully presented ground floor two bedroom apartment with direct access to south-facing gardens located on the Sandbanks Peninsula within a short walk of local amenities and the beautiful blue flag sandy beaches.

The property comprises spacious open plan living / dining and kitchen areas with sliding doors to the patio area with some sea glimpses. Fitted kitchen with granite surface breakfast bar area. Master bedroom with en-suite shower room and a double second bedroom. Family bathroom. Plantation shutters throughout with recent upgrade of anthracite aluminium double glazing throughout under guarantee. Karndean flooring in reception areas.

The apartment patio area opens directly onto the Marina Court communal gardens and pedestrian access to Banks road.



Location

The property is situated on the prestigious Sandbanks PENINSULA moments from award winning beaches in a glamorous setting ... Internationally recognised as Britain's playground for the rich and glamorous, Sandbanks offers fabulous beaches and stunning views across Poole Harbour and Brownsea Island with regular ferry services to the National Trust haven. The famous chain ferry across the mouth of Poole Harbour links Sandbanks to the beautiful Purbecks with dune-backed beaches, and huge areas of National Trust-owned countryside. The delights of Swanage and its restored steam railway are a short distance beyond, as are the dramatic cliffs of the Jurassic Coast, a UNESCO World Heritage site. Restaurants in both Sandbanks and Canford Cliffs, including Rick Stein and Loch Fyne offer top-class cuisine, whilst for more frenetic nightlife, Bournemouth and Poole town centres are both a short drive away.

Hallway 14'7" x 6'2" (4.46 x 1.88)

A spacious entrance hall with recessed spotlights, Karndeian flooring. White oak doors off to principal rooms. Double wardrobe cupboard with storage cupboards over, further built-in double linen cupboard housing hot water cylinder, shelving and storage cupboards over, wall mounted entry phone system & thermostat controls.

Living Room 21'8" x 13'4" (6.62 x 4.07)

A spacious dual aspect room open plan living room adjoining the kitchen enjoying a southerly aspect, approached from double part glazed doors. Plantation Shutters. Karndeian flooring. Wall mounted electric fire. Twin ceiling lights with two double radiators.

Kitchen/Diner 18'3" x 12'11" (5.58 x 3.95)

A light and spacious fitted cream kitchen range comprising granite work surfaces to three sides incorporating a breakfast bar, inset stainless steel circular drainer and sink with mixer tap, Range oven featuring a 6 burner gas hob/hood over, American style double width fridge freezer, space for a dishwasher & washer dryer; Patio doors to southerly aspect balcony. Karndeian flooring. Fixed chrome ceiling spot light. Return door to Hallway.

Sun Terrace

A southerly aspect patio area which opens directly onto the Marina Court communal gardens with some sea glimpses and pedestrian access to Banks Road.

Bedroom 1 12'9" x 13'0" (3.89 x 3.97)

A generously sized Master Bedroom to the rear aspect. Part mirrored built-in double wardrobes double radiator, fixed ceiling light & carpet flooring. Plantation shutters. Door to:-

En-suite 7'4" x 6'1" (2.26 x 1.87)

A superbly designed double shower room presents the double shower with glazed doors and chrome mixer controls, comprehensive dark wood storage cupboards with matching vanity unit sink & concealed cistern low level WC. Chrome heated towel radiator. Feature travertine stone tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

Bedroom 2 13'11" x 9'6" (4.25 x 2.90)

A rear aspect double bedroom with part mirrored built-in double wardrobes, double radiator. Plantation shutters. Fixed ceiling light & carpet flooring.

Bathroom 7'4" x 6'2" (2.25 x 1.88)

Fully travertine stone tiled walls and floor enclosing suite of panel enclosed bath with mixer tap and wall mounted hand held shower attachment, vanity unit sink & concealed cistern low level WC.

Outside

Marina Court is situated within well maintained landscaped grounds laid mainly to lawn and bordered by mature trees and shrubs. Offering excellent privacy and seclusion. An allocated off road parking space is also conveyed with the property as well as a private garage.

Garage

Up & over door. Power.

Tenure

Leasehold for a term of years from 157 with 140 years unexpired.

Ground Rent - Peppercorn

Service Charge - £3000 Pa. (2024)

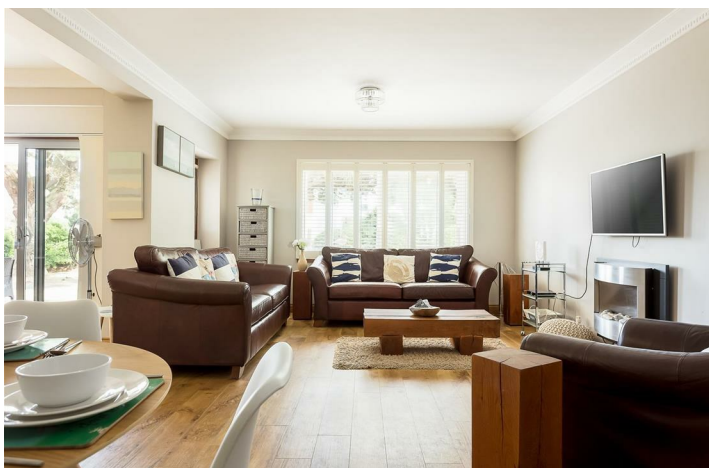
Council Tax Band (Estimated) - D £2050.38 (2024)

EPC Rating C

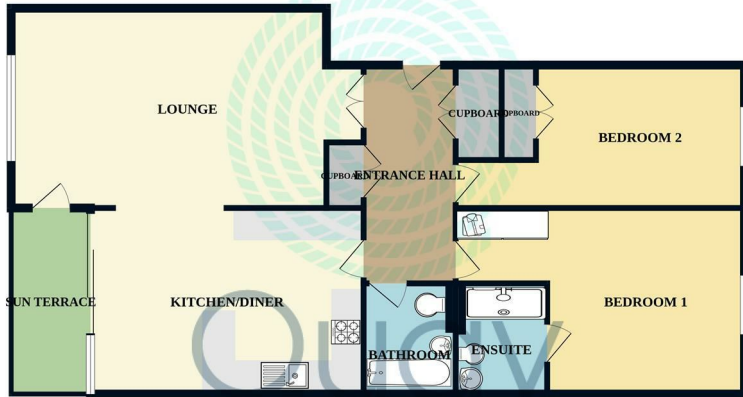
Flood Risk Level : very low risk of surface water flooding
very low risk of flooding from rivers and the sea

Material Information - A traditional construction with concrete floors, brick elevations and felt roof.

Broadband: Standard 6 Mbps 0.7 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available--Not available

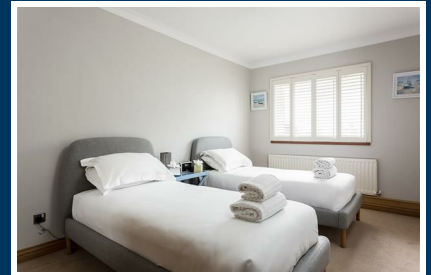
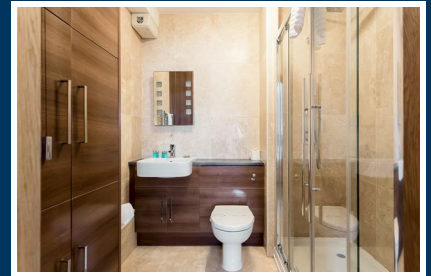


GROUND FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



LIVING

TOTAL FLOOR AREA: 1094 sq.ft. (101.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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