

Luxury+Prestige



APARTMENT 1 ONE SHORE ROAD

SANDBANKS, POOLE, BH13 7PQ

















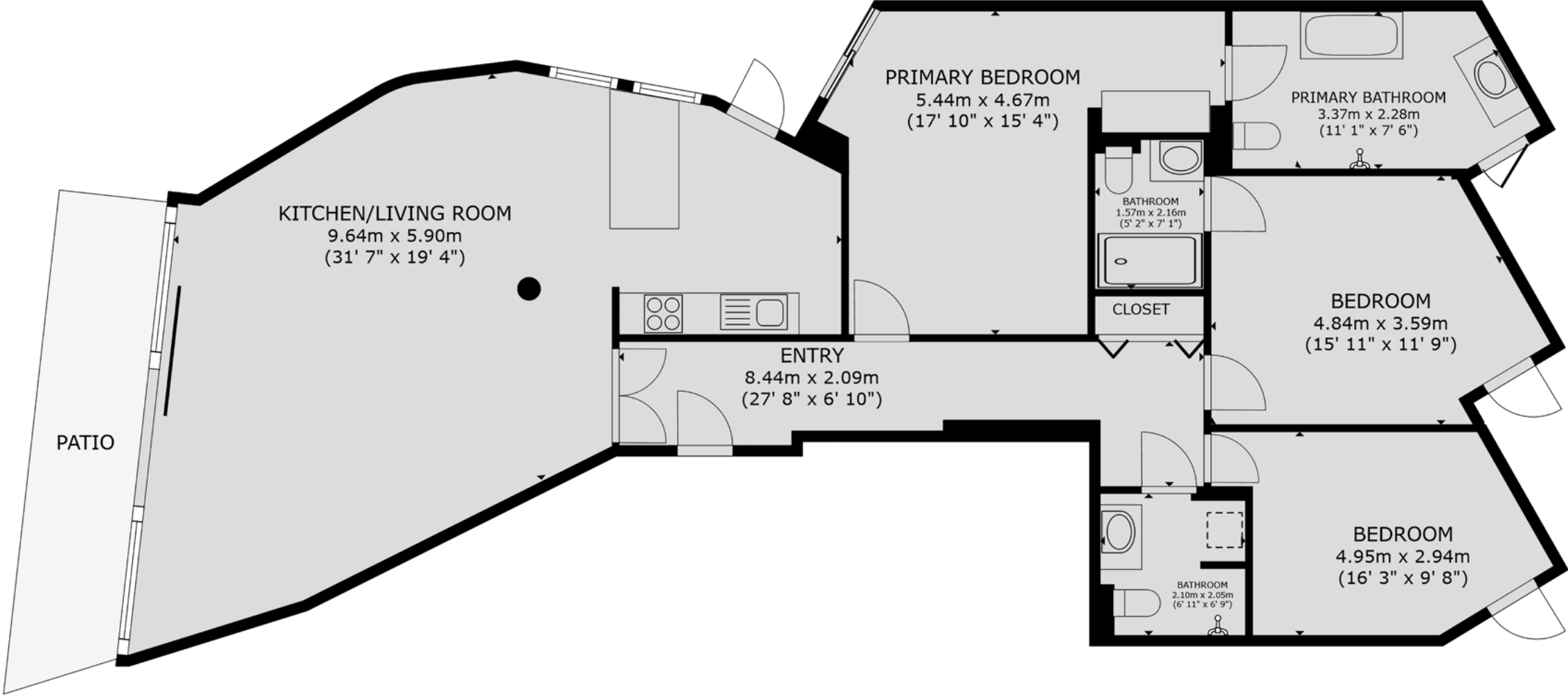
Floorplan

Apartment 1, One Shore Road
Sandbanks Poole, BH13 7PQ

GROSS INTERNAL AREA

Apartment: 1,424 sq. ft / 132 m²

Sizes and dimensions are approximate, actual may vary.



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vimeo

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Matterport™

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Summary

One Shore Road sits in a prominent position directly opposite the shores of Poole Harbour and benefiting from stunning views which include the Sandbanks Peninsula and Brownsea Island.

The beaches of Sandbanks are reached via a waterside stroll of little more than half a mile. The development is well known for its stunning contemporary architecture and the extremely high standard of appointments each of the apartments benefits from.

This ground floor apartment has extremely good outside space in the form of a private sun terrace leading to a synthetic lawn as well as a spacious side and rear garden / terrace which connects via a private gate to a footpath leading to Shore Road and the nearby Luscombe Valley Nature Reserve.

The outside space is not only perfect for entertaining, it could also be useful for a pet which is allowed on licence (potential purchasers are advised to seek prior permission). The interior is the very epitome of stylish contemporary and luxuries include a bespoke kitchen by Pedini including appliances by Gaggenau, home automation and intelligent lighting by Lutron and MisuraEmme Italian fitted wardrobes. The apartment comes with a surface parking space as well as another in the underground garage and a lockable store.

Details

Guide Price:	OIEO £1,700,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	125 years from 31.03.2016
Maintenance:	Approx. £3,200 per annum
Ground Rent:	Peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £117,750** Additional Home £202,750* ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band H 2026/2027 £4,799.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Wonderful views
- + Convenient for the beach
- + Beautiful architecture
- + Luxurious common areas
- + Approximately 1,424 square feet
- + Zoned under floor central heating
- + Private terrace and garden space
- + Two parking spaces, one underground
- + Intelligent lighting and home automation
- + No forward chain

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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