

Flat 1 Waters Edge

Brudenell Road | | Poole | BH13 7NN

Offers in excess of £550,000

BEEZUMS

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- **EXCELLENT LOCATION**
- **HARBOUR VIEWS**
- **PRIVATE PATIO**
- **LARGE RECEPTION ROOM**
- **TWO DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **WELL PRESENTED**
- **VACANT POSSESSION**

VIEWS OF POOLE HARBOUR & BROWNSEA ISLAND A ground floor, TWO DOUBLE BEDROOM apartment situated in Sandbanks. The property boasts spacious accommodation and comes with a GARAGE and PARKING.
NO FORWARD CHAIN







Set within meticulously maintained communal grounds, Water's Edge presents an opportunity to acquire a bright and spacious apartment boasting wonderful views across Poole Harbour. Water’s Edge is a popular residence that enjoys an enviable position on Brudenell Road, just one road back from the shoreline.

The accommodation comprises of an entrance hall with good built-in storage and a utility cupboard. The large sitting/dining room has access to a terrace with a south-west aspect and stunning open views across the communal grounds towards Poole Harbour. The kitchen/breakfast room has a range of modern units with integrated appliances and space for a breakfast table.

The main bedroom overlooks Poole Harbour and features built-in wardrobes and an en-suite shower room. The second bedroom is also a good-sized double room with built-in wardrobes, and a family bathroom completes the accommodation.

Outside, there is an allocated parking space and an electrically operated garage conveyed with the apartment. The development stands in extensive, well-landscaped grounds laid mainly to lawn with some mature pine trees.











Waters Edge enjoys a prime coastal position just 160 meters from Poole Harbour and is conveniently situated a 4-minute walk from the waters at Shore Road and only 10 minutes to the Blue Flag beaches of Sandbanks.

This location combines the charm of serene seaside living with easy urban accessibility, including approximately 2 hours by train or car to London.

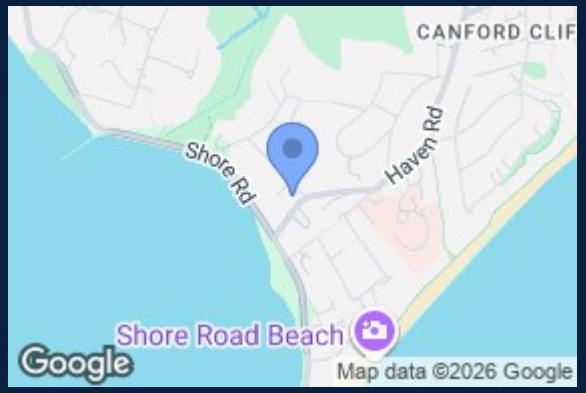
The surrounding area offers endless recreational opportunities many accessible from the nearby bus routes. A pleasant walk along local footpaths leads to the village of Canford Cliffs, where you'll find a range of coffee shops, restaurants and local amenities. Sandbanks, renowned for its award-winning Blue Flag beaches and breath taking natural beauty, offers popular dining options such as Lazy Jacks and Rick Stein's celebrated restaurant, as well as the amenities of Sandbanks Yacht Company.

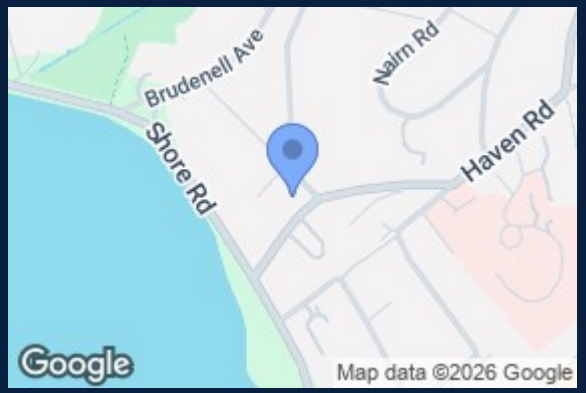
For further exploration, the Sandbanks chain ferry provides a quick 10-minute journey to Studland Bay, and daily ferries from Poole Harbour offer routes to Brownsea Island and Swanage.













Floorplan

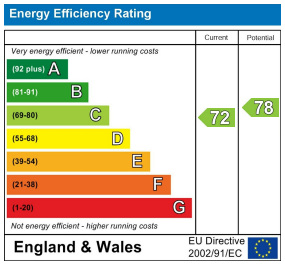
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band **F**

EPC Rating **C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.