



First Floor Flat 55 Panorama Road, Sandbanks, Poole BH13 7RB  
Guide Price £669,500 Freehold





### Sandbanks

The property is situated on 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

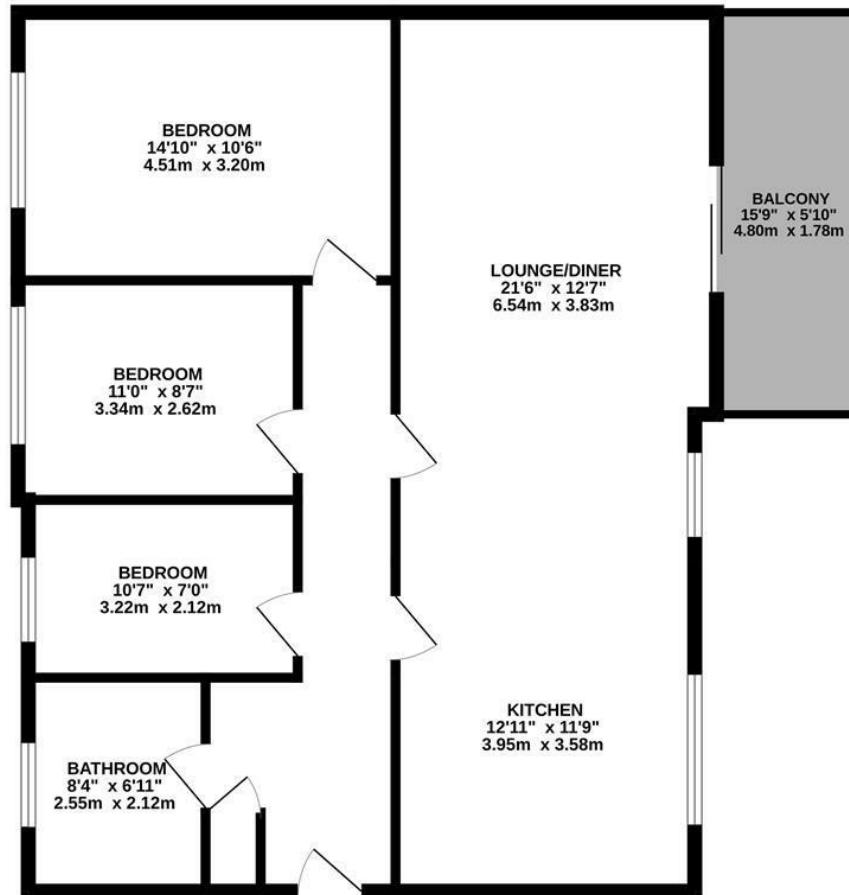
Situated in the heart of the world famous Sandbanks Peninsular this is the perfect second home apartment and is just a short walk to award winning beaches. The apartment has the added rare benefit of allowing holiday lets, making it an ideal home and income.

The property boasts of a large, sunny and private garden and two allocated off-road car parking spaces. Internally the property is bright and spacious throughout with accommodation extending to 950 square feet, comprising of three bedrooms, a large open plan kitchen/dining and living room with south facing balcony and a modern family bathroom.



## FIRST FLOOR

920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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### 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 purchasers 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] A	
[91-91] B		[91-91] B	
[90-80] C		[90-80] C	
[89-80] D		[89-80] D	
[88-54] E		[88-54] E	
[87-31] F		[87-31] F	
[31-20] G		[31-20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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