



33 SHORE ROAD,  
POOLE

THE SANDRANKS  
HOTEL











JAZZ CAFE

SANDARA

## DETAILS

Mirage is a modern development combining elements of the coastal award-winning sandy beach location with contemporary modern living and internal finishes. The apartment is presented in excellent decorative order with a high level of specification throughout. The home flows seamlessly from a stunning open plan living room with its dual aspect bay window capturing the sense of water view, through to its delightful inner hall.

This 883 sq ft property in Dorset's prestigious Sandbanks area offers sea glimpses and outstanding local amenities. The first-floor apartment features an open-plan kitchen, living, and dining area with views of Sandbanks Beach and Poole Bay.

The modern kitchen includes branded appliances, and the spacious living area has dual aspect windows. The internal hall connects all rooms, with a utility room and coat cupboard.

The principal bedroom has a walk-in wardrobe and en-suite, while the second bedroom includes fitted wardrobes. A fully fitted guest shower room is across the hall.

Located in a gated development, the property has secure basement parking with lift access and parking for one vehicle.

Leasehold 125 years from 2007

Ground Rent £300 p/a

Service Charges £3,234 p/a

Pets permitted on license

No holiday lettings

## AT A GLANCE

Guide Price: £499,999

Tenure: Leasehold

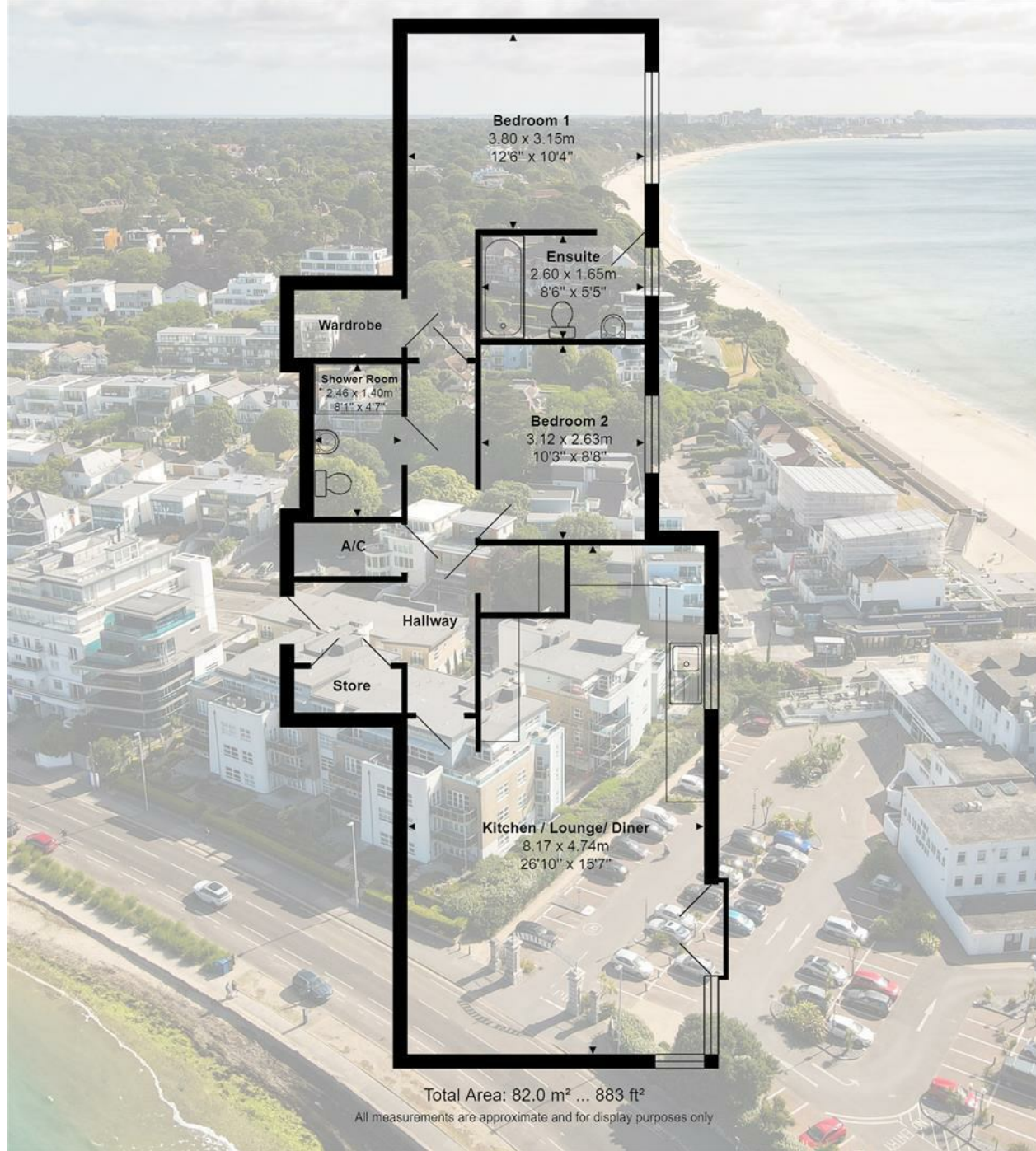
Stamp Duty: £17,499

Local Authority: BCP Council

Council Tax: BCP £3,271.35 Band F

## KEY FEATURES

- 2 bedrooms
- Open plan kitchen/day/living area
- 2 bathrooms (1 en-suite)
- Finished to a high specification throughout
- Separate utility room
- Pets allowed
- Award winning sandy beaches less than 100 yards away



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