



2 The Mariners, 47 Panorama Road, Sandbanks, Poole BH13 7RB
Guide Price £630,000 Share of Freehold





The Area

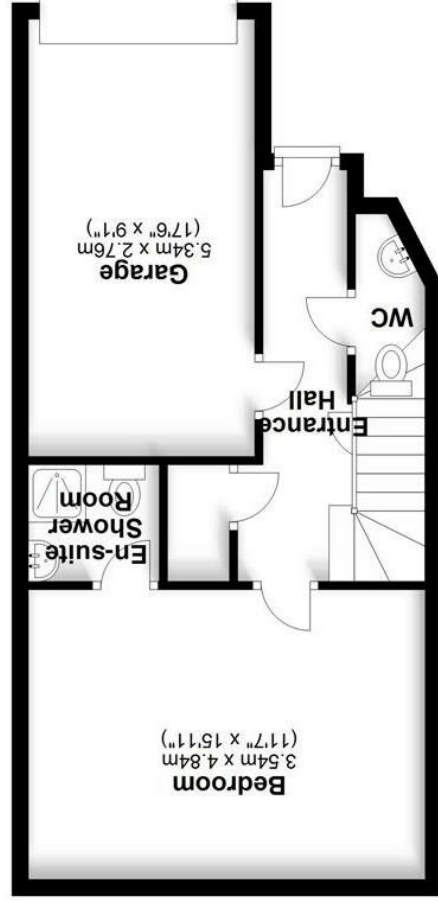
The property is situated on the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water sports and boating activities. In addition there are excellent walking, cycling and horse riding along the Jurassic coast, England's first National World Heritage site, which provides some of the most dramatic scenery. 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.

The Property

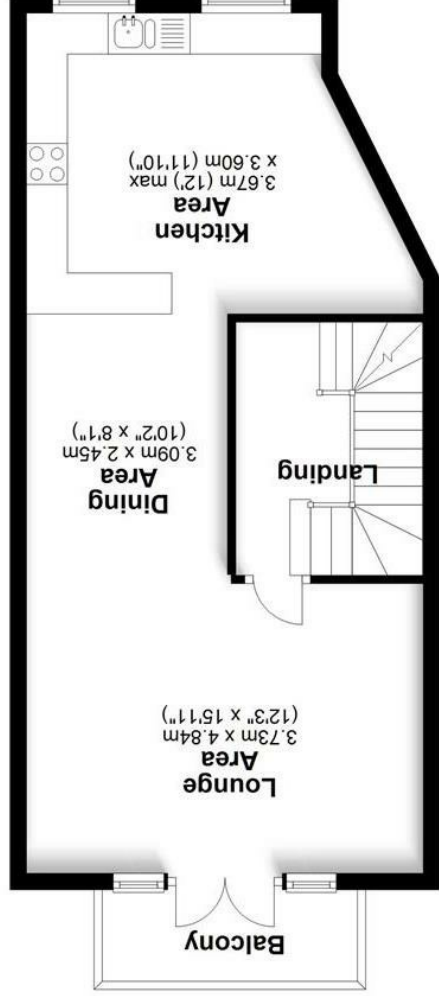
One of three, three storey townhouses, benefiting from spacious and versatile accommodation with a driveway and an integral garage.

Private front door to entrance hall with a ground floor bedroom with ensuite bathroom, also benefiting from double doors opening onto a sun terrace which in turn leads to the west facing private garden. There is also access from the entrance hall to the integral garage and staircase leading to the first floor.

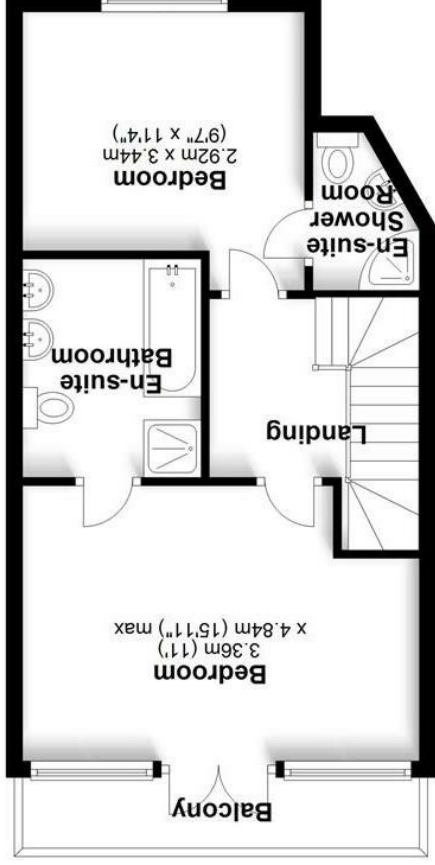
On the first floor is the open plan living space with double doors to the west facing balcony, there is also a dining area and modern fitted kitchen, two further bedrooms, both with en-suites are located on the second floor, one having double doors opening onto a west facing balcony.



Ground Floor
Approx: 46.3 sq. metres (498.2 sq. feet)



First Floor
Main area: approx: 49.2 sq. metres (530.1 sq. feet)
Plus balconies, approx: 3.8 sq. metres (40.8 sq. feet)



Second Floor
Main area: approx: 41.8 sq. metres (450.0 sq. feet)
Plus balconies, approx: 4.7 sq. metres (50.2 sq. feet)

Main area: Approx. 137.3 sq. metres (1478.2 sq. feet)
Plus balconies, approx. 8.5 sq. metres (91.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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, the vendors accept any liability in respect of their contents.

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- They do not constitute an offer of contract for sale.
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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	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G
Minimum energy efficiency	H
Very poor energy efficiency - higher running costs	I
Extremely poor energy efficiency - higher running costs	J

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Not very low environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - higher CO ₂ emissions	G
Extremely high environmental impact - higher CO ₂ emissions	H
Very high environmental impact - higher CO ₂ emissions	I
Extremely high environmental impact - higher CO ₂ emissions	J

EU Directive 2002/91/EC