

Luxury+Prestige

# APARTMENT 3 WOODRISING

2 BROWNSEA ROAD, SANDBANKS, POOLE, BH13 7QP































# TAKE A STEP INSIDE



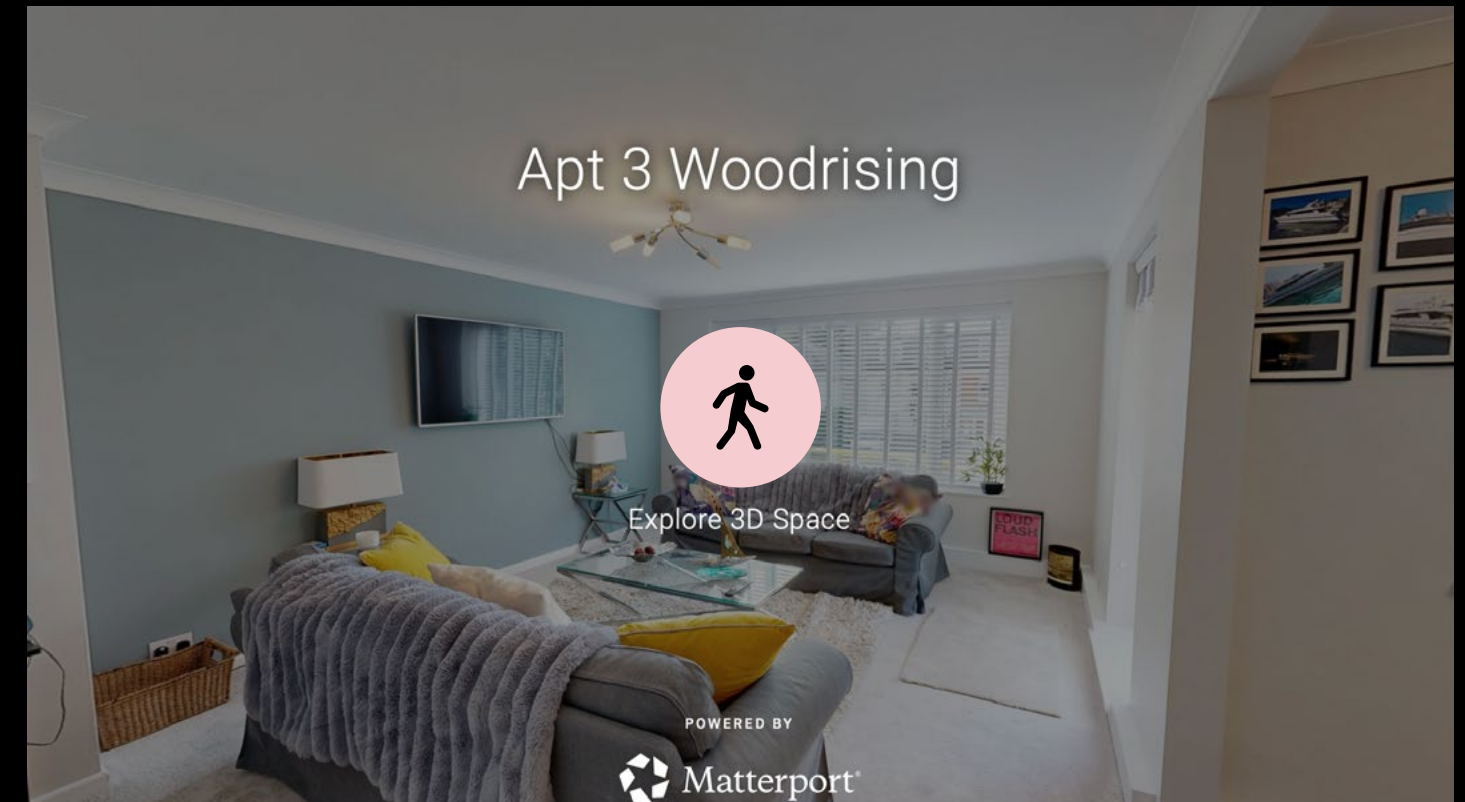
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport**



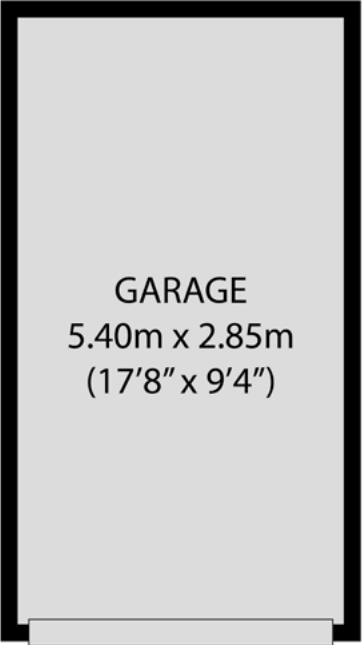
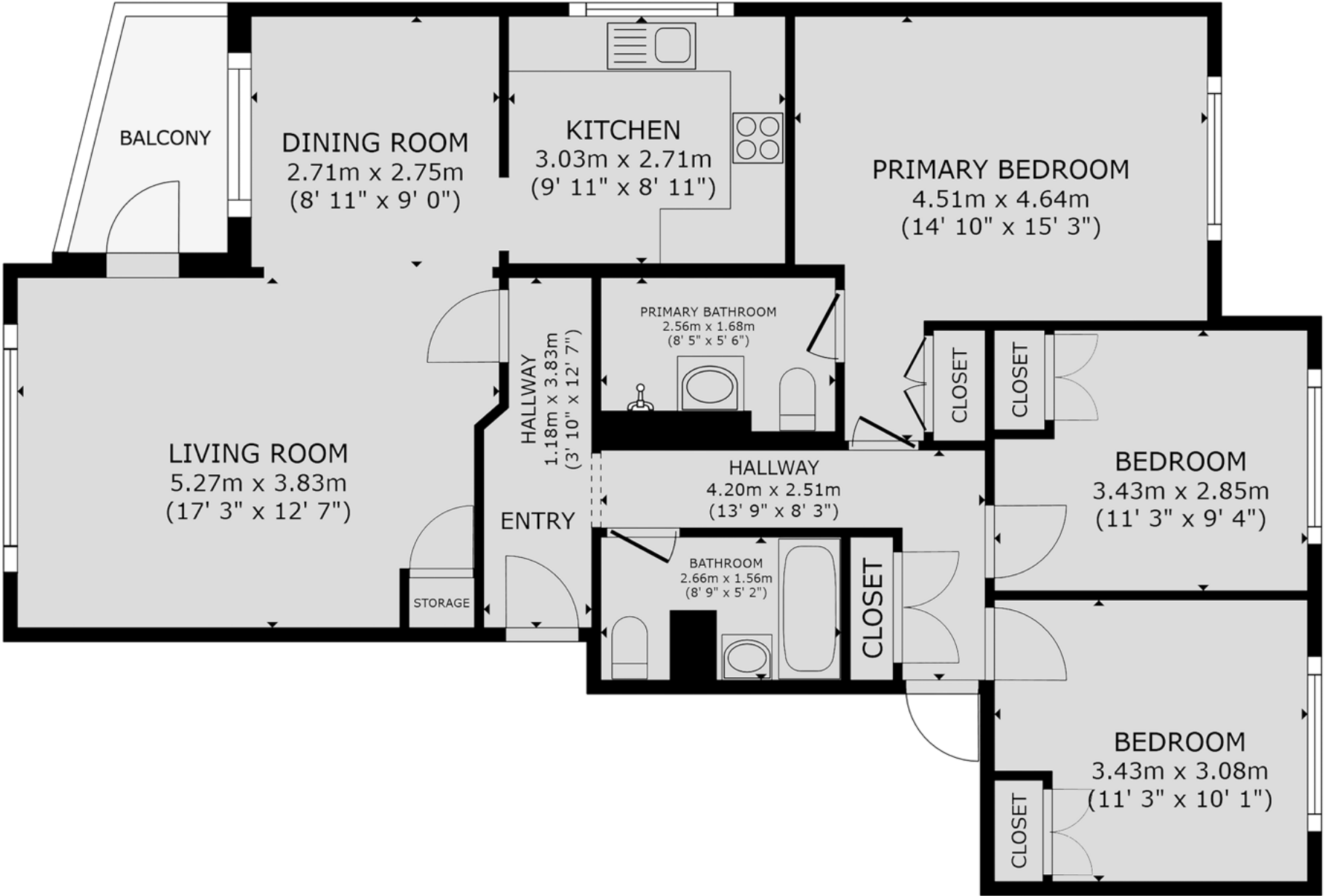
# Floorplan

Apartment 3 Woodrising  
2 Brownsea Road, Sandbanks  
Poole, BH13 7QP

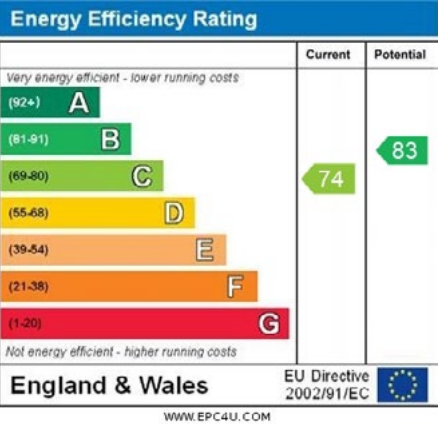
GROSS INTERNAL AREA

- Apartment: 1,025 sq. ft / 95 m²
- Balcony: 40 sq. ft / 4 m²
- Garage: 165 sq. ft / 15 m²

Sizes and dimensions are approximate, actual may vary.



GARAGE\*  
\*NOT SHOWN IN ACTUAL LOCATION  
OR ORIENTATION





# Summary

**Woodrising is a popular block of apartments in a wonderful position on the Sandbanks Peninsula.**

Some of the area's prettiest beaches can be accessed via Middle Path and the Sandbanks Ferry provides convenient access to Shell Bay and the Purbecks beyond. This first floor apartment has been modernised and refurbished by the current owner resulting in stylish and up to the minute accommodation which extends to around 1025 square feet. It comprises three bedrooms, two bathrooms (one en suite) as well as an L shaped lounge / diner accessing a private sun balcony and a recently refitted kitchen with a range of integrated appliances.

As an added benefit, the residents share the use of a huge roof terrace where there is seating and sea views. This apartment is on the first floor and has the benefit of an individual surface space as well as separate garage. Three bedroom apartments in this condition are rare at this price-point on Sandbanks, especially in such a prime position making this a great option for any one seeking a main or lockup and leave additional home.

# Details

Guide Price:	£550,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 25.03.2013
Maintenance:	£3,500 pa
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £17,500** Additional Home    £45,000** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band D 2025/2026           £2,254.94pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + **Stunning design**
- + **Beautiful interior**
- + **Wonderful grounds**
- + **Perfect for entertaining**
- + **Over 6,800 square feet**
- + **Four bedrooms, four bathrooms**
- + **Additional guest suite**
- + **Huge receptions**
- + **Outdoor swimming pool**
- + **Entertaining suite with bar**



# Our team



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