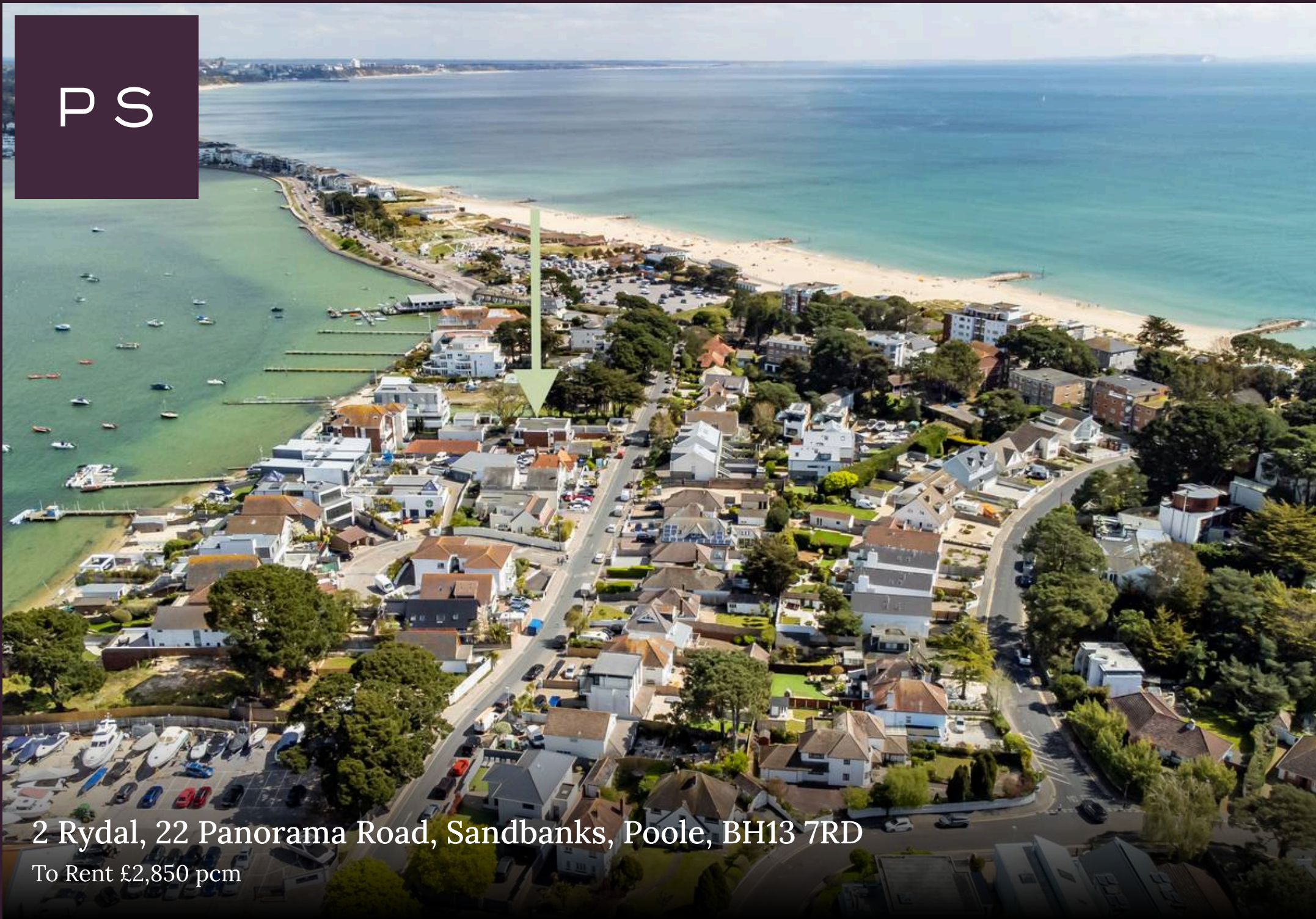


PS

2 Rydal, 22 Panorama Road, Sandbanks, Poole, BH13 7RD

To Rent £2,850 pcm





2 Rydal

Sandbanks Peninsula

A well-positioned first floor apartment in the heart of Sandbanks, within 500 metres of the beach, perfectly suited to those drawn to life on the water. This spacious apartment offers four double bedrooms, separate kitchen and living room, and a garage plus parking space. Unfurnished, small pets considered, available now.

- Available for immediate occupation - unfurnished
- Circa. 500m to Sandbanks Beach
- Two balconies benefitting from morning & evening sun
- Harbour glimpses
- First floor 4 bedroom apartment
- Kitchen breakfast room with access to balcony
- Living room with access to balcony
- En-suite and family bathroom
- Garage and space in front to park
- Small pets considered
- No lift
- Council Tax Band F £3,466.65
- Total Area: 1,653 sq.ft
- EPC Rating: C



ABOUT THIS PROPERTY:

Set behind electric gates within a development of just two apartments, this first-floor home offers well-proportioned accommodation with a central hallway, enhanced by a large skylight that fills the space with natural light and connects the apartment nicely.

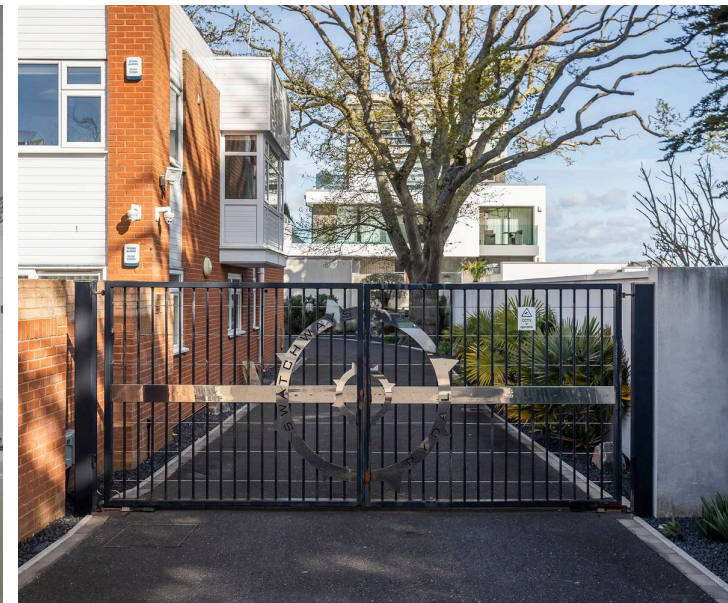
The hall widens, giving access to the lounge, which benefits from harbour glimpses and has a door to the rear balcony which runs the length of the north-west side of the building. The fully equipped kitchen offers a range of integral appliances including two ovens and a table and chairs. A door from here leads to the south-east front balcony with pleasant views over the ground floor garden.

The main double bedroom has space for fitted wardrobes and has an en-suite bathroom. Bedrooms two and three are both comfortable doubles with fitted wardrobes and enjoy glimpses towards the harbour. The fourth bedroom is light and airy and could also be used as another reception or home office.

There is also an airing cupboard, separate boiler cupboard and family bathroom, all leading from the hallway. The apartment has a garage and there is also parking in front of the garage for one car.

LOCATION:

Located in a prime position on the Sandbanks Peninsula, moments away from the award-winning Blue Flag sandy beaches. Nearby, Poole Harbour and surrounding yacht clubs offer fantastic water sport activities. A short walk provides access to local shopping while the more commercial town centres of Poole and Bournemouth provide excellent entertainment facilities with both having rail links into London Waterloo.



Ground Floor

Approx. 153.5 sq. metres (1652.7 sq. feet)



Total area: approx. 153.5 sq. metres (1652.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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 operability or efficiency can be given.
Plan produced using PlanUp.



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