

Photo taken from the rear of the building



15 Sandpiper House, 15 Stone Close, Hamworthy, Poole BH15 4GE

Nicely positioned within the popular Harbour Reach development lies this two-bedroom purpose built third floor apartment with stairs and lift to all floors. There is well presented and proportioned accommodation on offer and the property benefits from two allocated underground parking spaces and it is offered with no forward chain.

EPC: 82 **Council Tax Band:** C **Price:** Guide Price £200,000 to £210,000



Leasehold





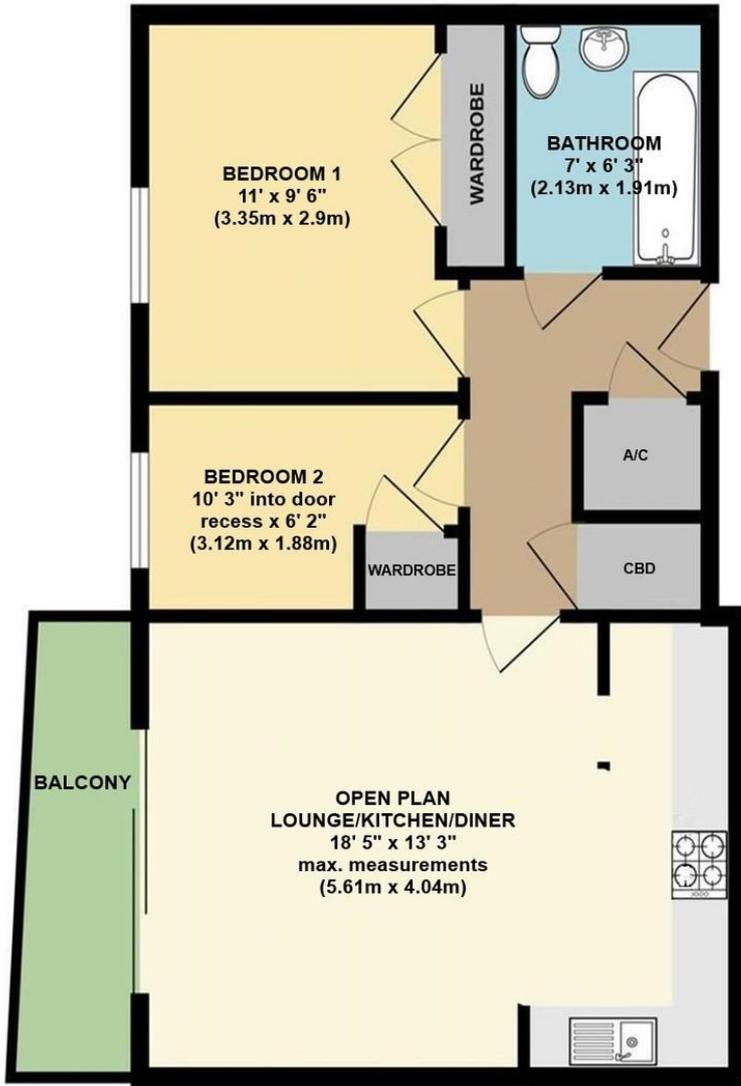
Key Features

- PURPOSE BUILT THIRD FLOOR APARTMENT WITH STAIRS & LIFT TO ALL FLOORS
- ENTRANCE HALLWAY WITH STORAGE
- OPEN PLAN LOUNGE/KITCHEN
- BALCONY OVERLOOKING THE COMPLEX
- TWO BEDROOMS
- FAMILY BATHROOM
- TWO SECURE UNDERGROUND PARKING SPACES
- FANTASTIC LOCATION WITH ACCESS TO HAMWORTHY PARK/BEACH
- HOLIDAY LETS PERMITTED
- SHORT WALK TO QUAY & NO FORWARD CHAIN

The Property

Communal door with wall mounted security entry phone system leads into the communal hall with stairs and lift providing access to all floors including the underground parking. Personal entrance door leads into the L-shaped entrance hallway with storage and this leads onto the 18ft approx. living/kitchen space with a balcony overlooking the complex. Two bedrooms and a spacious bathroom then complete the accommodation. There are two allocated underground parking spaces accessed by remote control electric gates. There are very well-maintained grounds with communal areas and outside seating spaces to

include a sun terrace with sea views. The apartment at Sandpiper House occupies a wonderful location within the Harbour Reach development. A foot bridge over-looking the Harbour now provides a short walk from the complex to Hamworthy Park and beach and Poole Yacht is also on the doorstep. Poole Quay is a short walk away with its popular bars, cafes and restaurants. Lease – 230 years remaining. Ground rent – £125 p.a. Service Charge – £1,880 p.a. Current Reserve Fund – £1,440 p.a. Sub-letting permitted. Pets TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C	82	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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