

Luxury+Prestige

APT 4, ACE

17-21 BANKS ROAD, SANDBANKS, POOLE, BH13 7AY





ACE
SANDBANKS

ACE























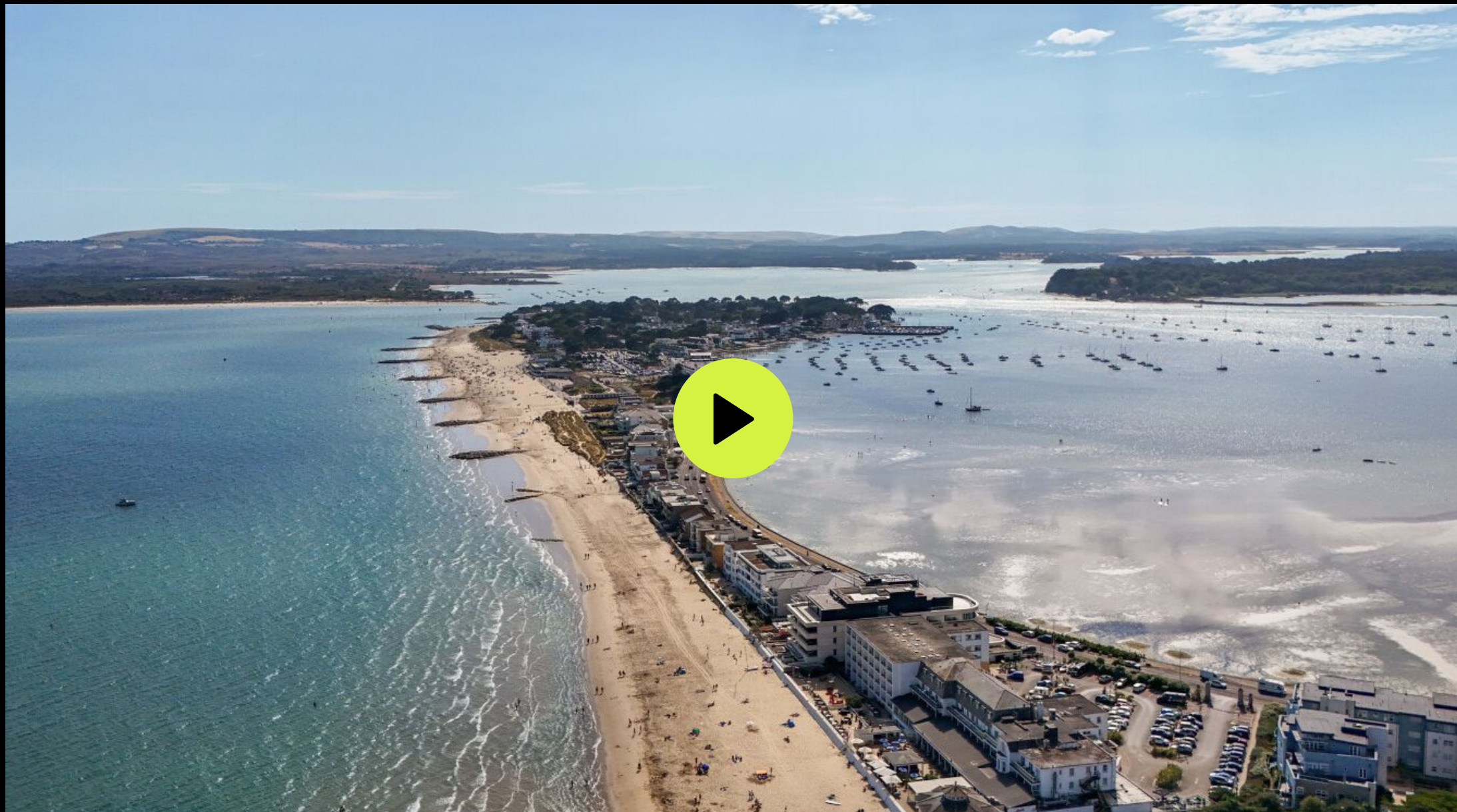




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Floorplans



4 Ace, 17-21 Banks Road, Poole, BH13 7AY

Approximate Area = 2778 sq ft / 258 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Luxury & Prestige Realty Limited. REF: 1498470

Summary

Positioned within one of Sandbanks' most prestigious beachfront developments, this exceptional first-floor apartment enjoys an unrivalled location between the sparkling waters of Poole Harbour and the award-winning golden sands of Sandbanks Beach. Ace is known for its striking architecture featuring elegant curved façades designed to maximise breathtaking harbour views.

Offering beautifully appointed accommodation extending to nearly 2800 sq ft, the apartment comprises four luxurious en-suite bedrooms, each with access to a private balcony or terrace. The impressive principal suite and expansive open-plan kitchen, dining and living space both open onto the sunset terrace, creating the perfect setting to relax or entertain while taking in the spectacular view.

Details

Guide Price:	£3,495,000
Tenure:	Leasehold
Lease Length:	999 years from 01/01/2017
Maintenance:	Approximately £16,500 pa
Ground Rent:	N/A
Local Authority:	BCP Council
Council Tax:	Band Band H 2026/2027 £4,799.98 pa ** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + Prestigious beachfront development
- + Wonderful harbour views
- + Choice of four balconies
- + Approaching 2,800 sq ft
- + Residents spa & indoor pool
- + Four beds, each with ensuite
- + 40' open plan living
- + Two secure parking spaces
- + High end decorative finishes
- + No forward chain

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