



8, Peninsular Court

BANKS ROAD, SANDBANKS, POOLE, DORSET, BH13 7QF

Tailor Made

ESTATE AGENTS



8, PENINSULAR COURT | 2 | SANDBANKS

Top floor Sandbanks apartment

Peninsular Court is an extremely well-maintained and low-rise apartment block located less than 100m to the white sandy beaches of the Sandbanks Peninsula. Set in a wonderful location and ideal for families, this apartment would make a super holiday let or lovely personal holiday home to spend quality time together – and this really does mean all the family, as pets are allowed on licence too.

- Prestigious location
- Spacious accommodation – over 900 sqft
- Sea glimpses
- Ready to move in & chain free
- Holiday lets and pets permitted (on licence)
- Fully fitted kitchen with all appliances
- Sandy beaches within 100m
- Garage + additional driveway permit parking (unallocated).

Local Authority: BCP Council, Poole • Tax Band: E • EPC: C



FOR SALE: SHARE OF FREEHOLD



ACCOMMODATION

The communal entrance and stairs have recently been upgraded and make for a welcoming entrance to the apartment which is situated on the second (top) floor.

This is a spacious two bedroom apartment which is immaculately presented in a neutral and ready-to move into décor. The generous living room is brimming with light, benefitting from a dual aspect and sliding doors leading to a balcony. There's a real sense of the sea from the living room and balcony with sea glimpses between the trees and luxury homes directly opposite on the water.

The kitchen/diner is spacious and fully fitted with all appliances and benefits from a breakfast bar for casual dining.

Both bedrooms are quietly situated to the rear and are generous doubles with fitted wardrobes. The ensuite shower room to bedroom one has recently been remodelled and upgraded. An additional family bathroom with bath and shower and a useful hallway storage cupboard completes the accommodation.

Externally this apartment has a garage and there is additional unallocated permit parking on site. There is also an attractive lawned area to the southerly aspect of the building.

The midway footpath on Sandbanks Peninsula is situated less than 150m from the entrance to Pensinsular Court and leads directly to the quietest end of the sandy beach and a sheltered cove, perfect for swimming.

Share of freehold

Service Charges c.£2,152pa







LOCATION

Internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.

The beautiful award-winning sandy beaches are less than 100m away, while the open sea offers some of the best sailing along the southern coastline.

The Sandbanks Chain Ferry crosses the short stretch of water across to the Isle of Purbeck, giving access to the renowned bathing waters of Shell Bay and the prestigious area of Outstanding Natural Beauty that is Studland. Further afield, the towns of Swanage, Wareham and Lulworth Cove and the magnificent Jurassic coastline are all accessible.

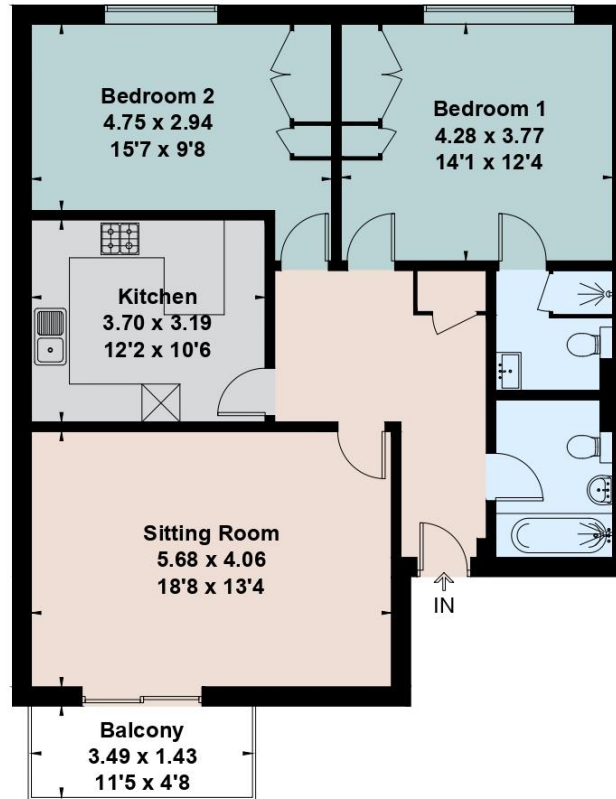
For eating out, the global brand of Rick Stein is located on the Sandbanks Peninsula with its waterfront restaurant, adjacent to our office, very popular all year round. Other nearby restaurants include, Ocean Palace, The Cliff, The Tandy, Koh Thai, Lazy Jacks and The Jazz Cafe.

Across the chain ferry is also the delightful The Pig On the Beach and Shell Bay fish restaurant. The world famous Compton Acres is a few miles away, offering a vast array of feature planting from around the world.

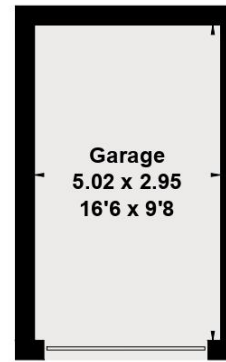
Sandbanks is also home to the Royal Motor Yacht Club and Sandbanks Yacht Club, with additional marinas in Poole Harbour and Lilliput, giving access to a fantastic selection of moorings and chandlery services for boat users.



Approximate Floor Area = 90.2 sq m / 971 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 104.9 sq m / 1129 sq ft



Third Floor



Ground Floor (Not Shown In Actual Location / Orientation)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69195



AGENTS NOTES: EVERY ATTEMPT HAS BEEN MADE TO ENSURE ACCURACY, HOWEVER THESE PROPERTY PARTICULARS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY HAVE BEEN PREPARED IN GOOD FAITH AND THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OF CONTRACT. WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF ANY FIXTURE OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED PRIOR TO AGREEING A SALE. PRINTED 00/00/00

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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