



Flat 2, Lucys Hill 26 Banks Road, Sandbanks, POOLE BH13 7QE
Guide Price £450,000 Share of Freehold





A modern two bedroom, two bathroom first floor apartment in this iconic development, enjoying views towards Poole Harbour and Sandbanks Peninsula. Moments from the award winning beaches of Sandbanks. With a stylish interior & bright and spacious accommodation. Contemporary kitchen with integrated appliances, Juliette balcony, allocated undercover parking and visitor parking.

- STYLISH 2 BED, 2 BATH 1ST FLOOR ▪ VIEWS TOWARDS POOLE HARBOUR APARTMENT
- JUST A SHORT WALK TO THE BEACH ▪ JULIETTE BALCONY
- UNDERCROFT PARKING & VISITOR ▪ PASSENGER LIFT PARKING

Location

The property is situated on the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic coast, England's first National World Heritage site, which provides some of the most dramatic scenery. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured championship golf courses.





Key Drummond

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

| Energy Efficiency Rating | |
|--|---|
| Energy efficient - lower running costs | Very energy efficient - lower running costs |
| A | A+ |
| B | B+ |
| C | C+ |
| D | D+ |
| E | E+ |
| F | F+ |
| G | G |
| EU Directive 2002/91/EC | |
| England & Wales | |

| Environmental Impact (CO ₂) Rating | |
|---|--|
| Very environmentally friendly - lower CO ₂ emissions | Environmentally friendly - lower CO ₂ emissions |
| A | A+ |
| B | B+ |
| C | C+ |
| D | D+ |
| E | E+ |
| F | F+ |
| G | G |
| EU Directive 2002/91/EC | |
| England & Wales | |