



Penthouse, Reflections 7 Chaddesley Glen, Sandbanks, Poole BH13 7PA
£3,000,000 Share of Freehold





A simply wonderful and recently constructed DUPLEX PENTHOUSE, in one of the area's most renowned locations with WONDERFUL VIEWS across Sandbanks, Poole Harbour and The Purbecks beyond, all enjoyed from an extensive terrace. Spanning 2356 square feet, boasting 3 BEDS, 2 BATHS, cinema room & huge OPEN PLAN LIVING. STUNNING INTERIOR DESIGN!

- STUNNING NEW DEVELOPMENT
- THREE BEDROOMS
- SUN TERRACE
- DUPLEX PENTHOUSE
- BREATHTAKING VIEWS
- TWO RECEPTION ROOMS
- FOUR PARKING SPACES
- NO FORWARD CHAIN

Sandbanks

The property is situated nearby to 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.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

Reflections is a landmark development in the area. It is well known locally due to its unique and striking design as well as its amazing location being just a short walk to the area best beaches. This truly outstanding duplex penthouse located on one of BH13's most prestigious roads and enjoys exceptional panoramic views.

Completed in summer 2023 with all apartments being sold off plan and off market. The jewel in the crown is the penthouse which is now being offered for sale for the first time since completion.

The apartment is arranged over two levels spanning an impressive 2356 square feet of luxurious accommodation. Bright and spacious throughout the property has been intelligently designed making the most of the generous space on offer while maximising the impressive views. A particular feature of the property is the extensive outdoor terrace with views across Poole Harbour and beyond, from this wonderful elevated position.

Accessed via direct lift entry into the apartment, the property conveys an extremely stylish kitchen/dining room, separate from this area is the sunken living room. The stylish principal bedroom benefits from a large walk-in dressing area and a luxury en suite bathroom. There is also a tastefully decorated cinema room (which could easily be used as a fourth bedroom if needed), bar, utility and WC. This floor is where the views are at their finest. On the lower level you will find bedroom two with quality fitted wardrobes and a beautifully appointed en suite and bedroom three.

This penthouse also has four allocated parking spaces in total, two underground parking spaces with electric car charging and two surface parking space. The development is set behind secure electric gates.

Tenure: Share of Freehold

Service Charge: £2700 approx

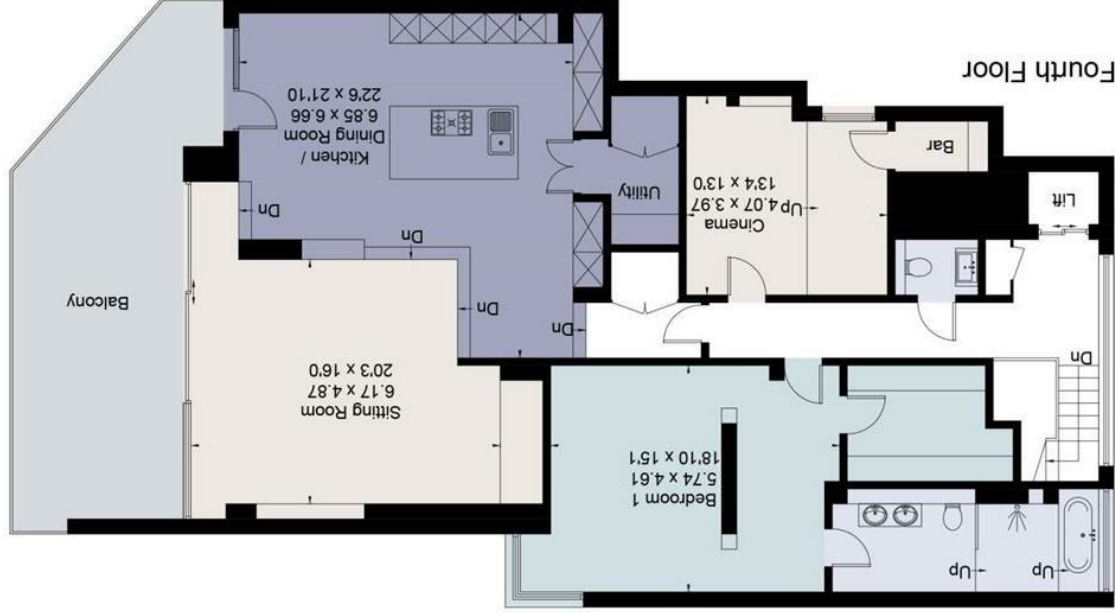
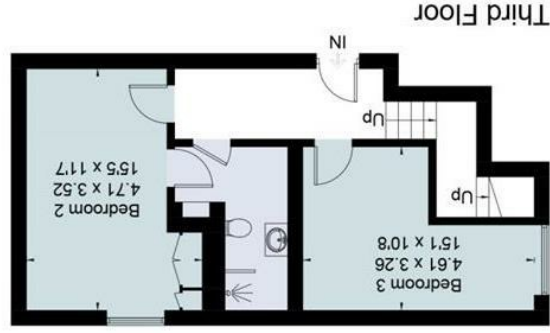
Council Tax: TBC





Approximate Area = 218.9 sq m / 2356 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Good energy efficiency - lower running costs	B
Decent energy efficiency	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - highest running costs	F
Extremely poor energy efficiency - highest running costs	G
Minimum	Maximum
86	86

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact	B
Decent environmental impact	C
Below average environmental impact - higher CO ₂ emissions	D
Average environmental impact	E
High environmental impact	F
Very high environmental impact	G
Minimum	Maximum
35	35

All room dimensions given above are approximate measurements
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