Mirage 33 Shore Road

Sandbanks
Poole, Dorset
BH13 7PJ

LLOYDS
PROPERTY GROUP

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Asking price £549,999

Mirage is a modern development combining elements of the coastal award-winning sandy beach location with contemporary modern living and internal finishes. The apartment is presented in excellent decorative order with a high level of specification throughout. The home flows seamlessly from a stunning open plan living room with its dual aspect bay window capturing the sense of water view, through to its delightful inner hall.

Summary of Accommodation

2 bedrooms
Open plan kitchen/day/living area
2 bathrooms (1 en-suite)
Finished to a high specification throughout
Separate utility room
Pets allowed
Award winning sandy beaches less than 100 yards away

This 883 sq ft property in Dorset's prestigious Sandbanks area offers sea glimpses and outstanding local amenities. The first-floor apartment features an open-plan kitchen, living, and dining area with views of Sandbanks Beach and Poole Bay.

The modern kitchen includes branded appliances, and the spacious living area has dual aspect windows. The internal hall connects all rooms, with a utility room and coat cupboard.

The principal bedroom has a walk-in wardrobe and en-suite, while the second bedroom includes fitted wardrobes. A fully fitted guest shower room is across the hall.

Located in a gated development, the property has secure basement parking with lift access and parking for one vehicle.
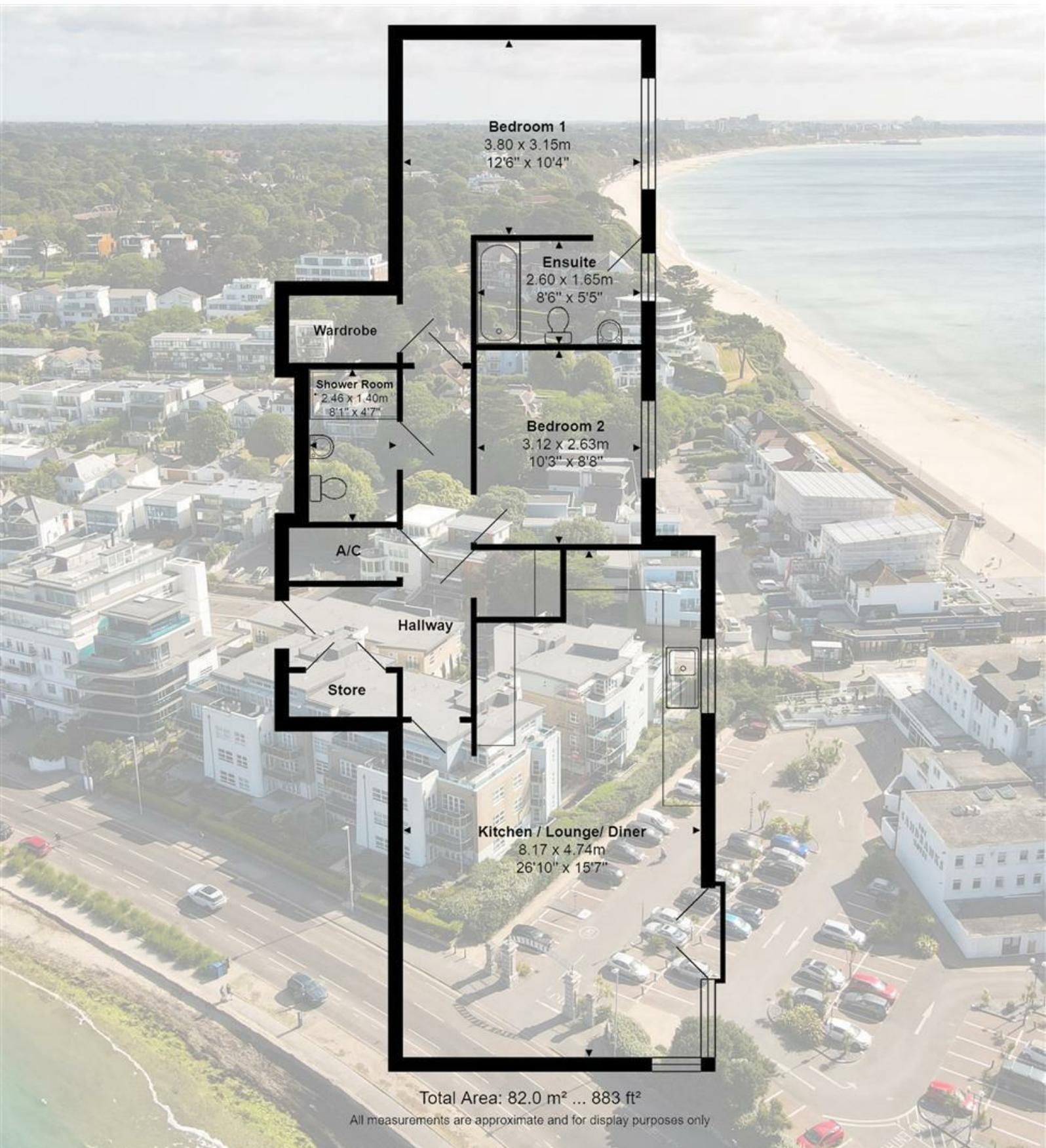
Leasehold 125 years from 2007
Ground Rent £300 p/a
Service Charges £3,234 p/a
Pets permitted on license
No holiday lettings

Bedroom 1
3.80 x 3.15m
12'6" x 10'4"

Ensuite
2.60 x 1.65m
8'6" x 5'5"

Wardrobe

Shower Room
2.46 x 1.40m
8'1" x 4'7"

Bedroom 2
3.12 x 2.63m
10'3" x 8'8"

A/C

Hallway

Store

Kitchen / Lounge/ Diner
8.17 x 4.74m
26'10" x 15'7"

Total Area: 82.0 m² ... 883 ft²
All measurements are approximate and for display purposes only

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PROPERTY NAME

Mirage 33 Shore Road

LOCATION

BH13 7PJ

TOTAL FLOOR AREA

883.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: £17,499

Monday - Friday 09:00 - 18:00

Saturday   09:00 - 16:00

Sunday   By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale