

Luxury+Prestige

APARTMENT 2 ISLAND REACH

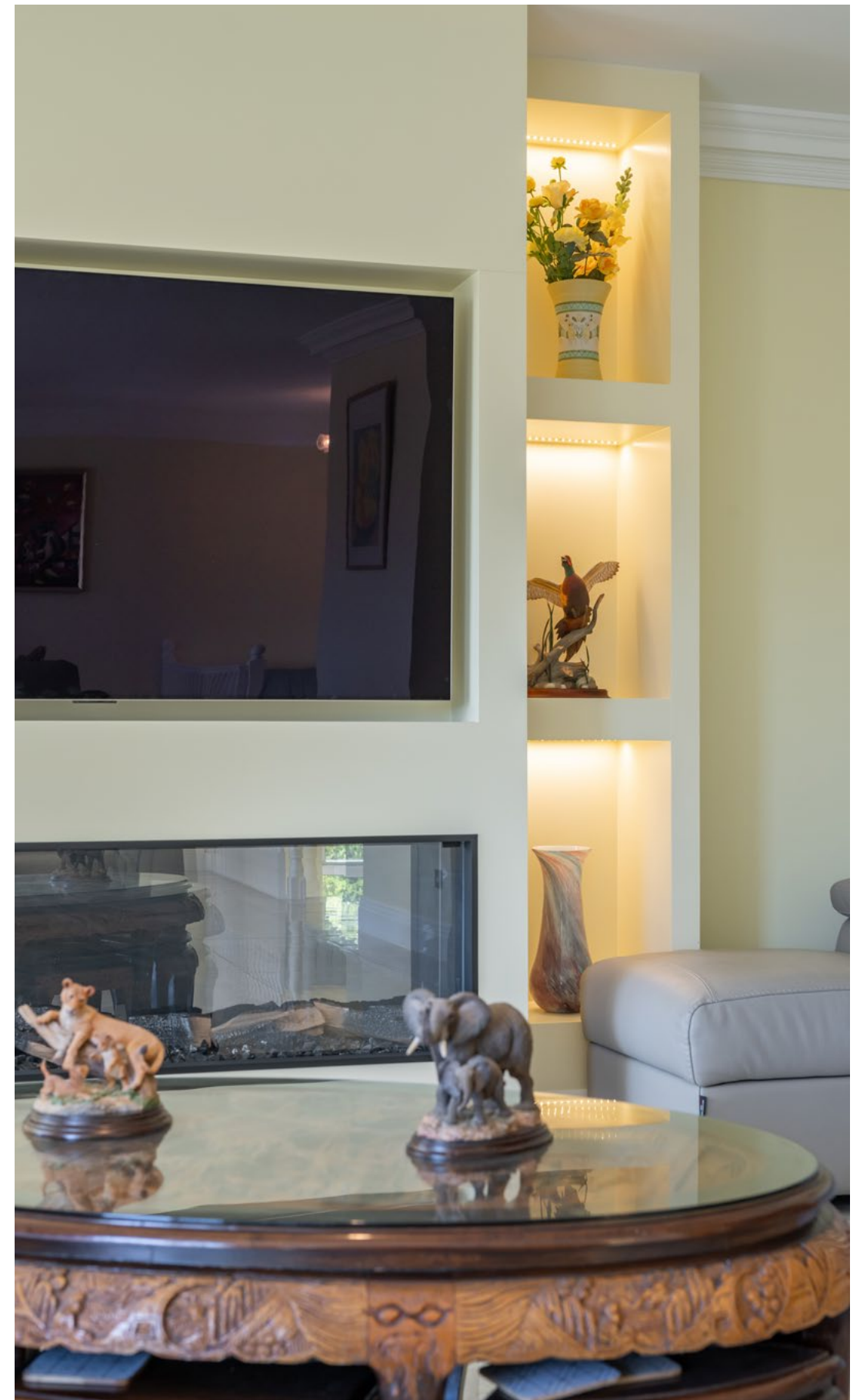
10 BRUDENELL ROAD, SANDBANKS, POOLE, BH13 7NN





















TAKE A STEP INSIDE



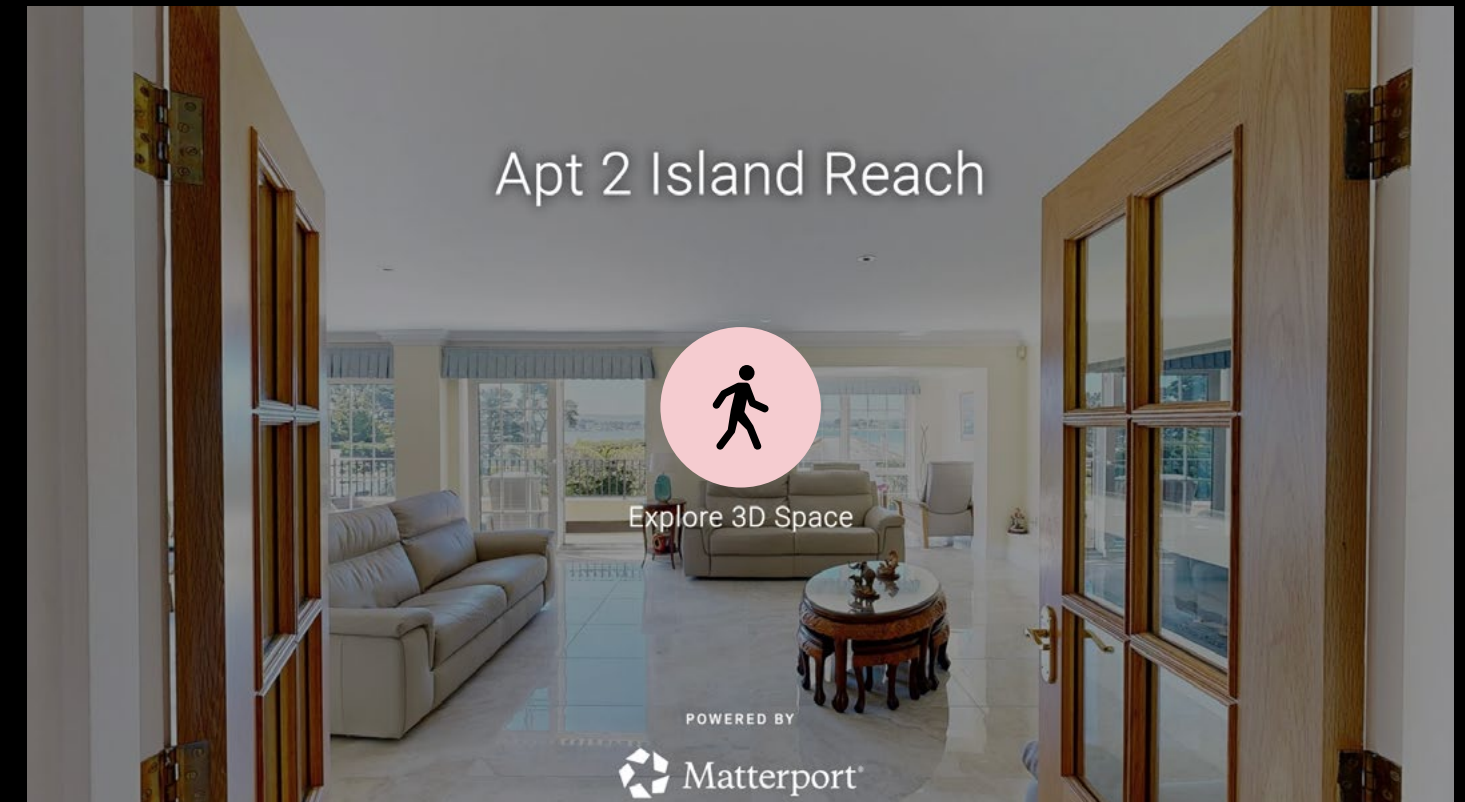
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

Floorplan

Apartment 2 Island Reach
10 Brudenell Road, Sandbanks
Poole, BH13 7NN

GROSS AREA

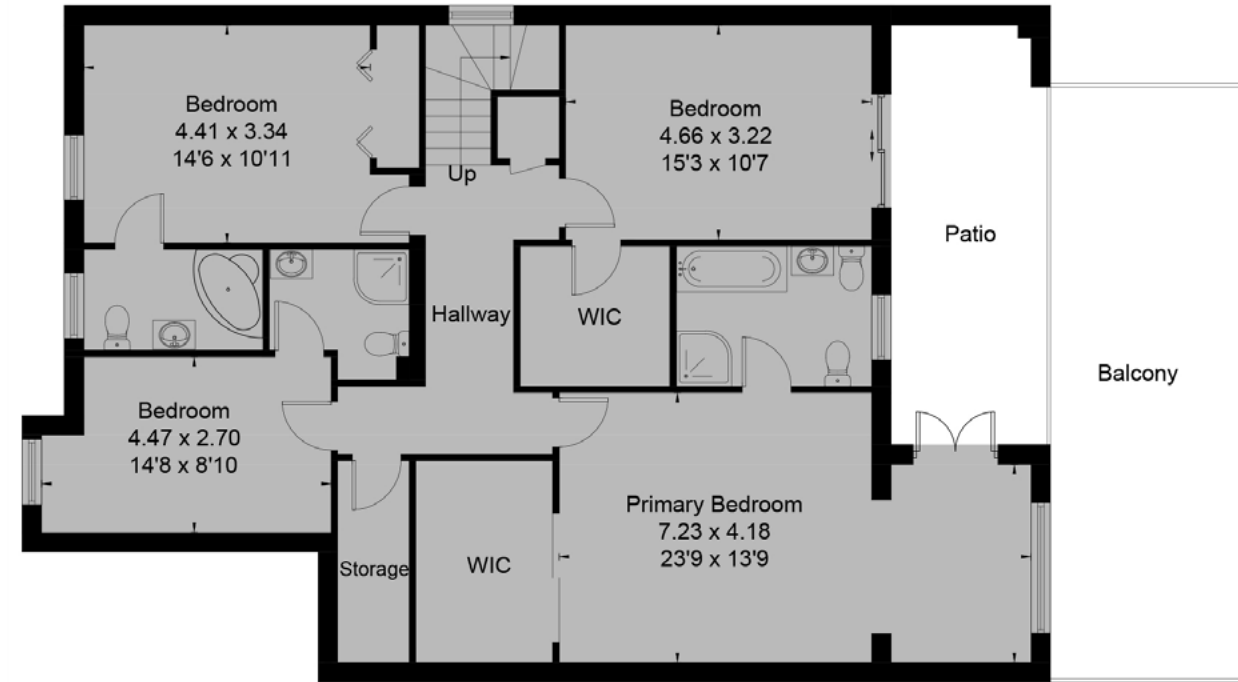
Apartment: 2,491 sq. ft / 231m²

Patio: 156 sq. ft / 15 m²

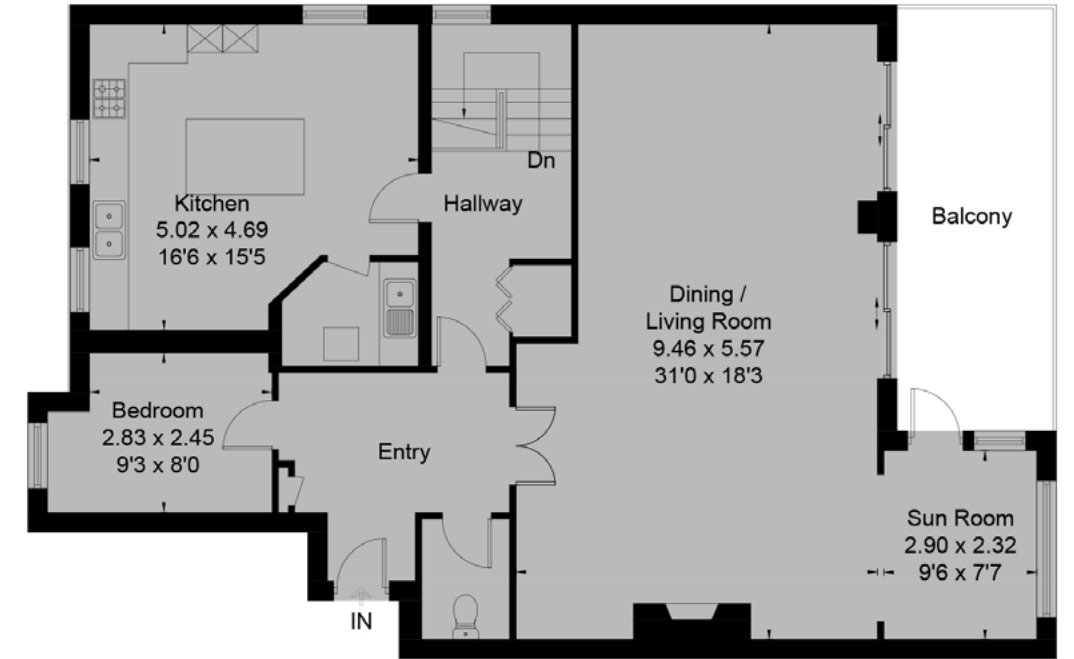
Balconies: 446 sq. ft / 41 m²

Total: 3,093 sq. ft / 287 m²

Sizes and dimensions are approximate, actual may vary.



First Floor



Second Floor



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 #107863

Summary

Set in one of the South Coast's most prestigious addresses, this striking duplex apartment in Canford Cliffs delivers contemporary coastal living at its finest.

With approximately 2,500 sq ft of beautifully arranged space, the home combines scale, style and stunning harbour views. At its centre is a dramatic 31' open-plan lounge/diner, perfect for hosting or relaxing, flowing seamlessly into a sleek, newly fitted kitchen with a central island and modern finishes. A dedicated study adds flexibility for home working, while four spacious bedrooms and three stylish bathrooms provide ample accommodation.

The standout principal suite features a walk-in wardrobe and a luxurious en-suite complete with bath and separate shower. One of just three residences in this exclusive development, the apartment offers both privacy and a boutique feel.

The harbourside is just moments away, while the award-winning beaches of Sandbanks are within easy reach. A garage, underground two parking spaces and a sunny south-westerly orientation complete this exceptional home. The apartment is offered with no onward chain and pets are permitted under licence.

Details

Guide Price:	OIEO £2,500,000
Tenure:	Share of Freehold
Lease Length:	971 years remaining
Maintenance:	£6,000pa
Ground Rent:	£0* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Local Authority:	BCP Council
Council Tax:	Band H 2026/2027 £4,799.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Highly exclusive development**
- + **Wonderful harbour views**
- + **Sunny southwest aspect**
- + **Extends to approximately 2,500 sq ft**
- + **Over 600 sq ft of balcony space**
- + **Four bedrooms, three bathrooms**
- + **31' lounge / diner**
- + **Newly fitted kitchen**
- + **Pets are allowed under licence**
- + **No forward chain**

Our team



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