

Luxury+Prestige

# APARTMENT 7 WYKEHAM LODGE

16 CHADDESLEY GLEN, SANDBANKS, POOLE, BH13 7NZ



































# TAKE A STEP INSIDE



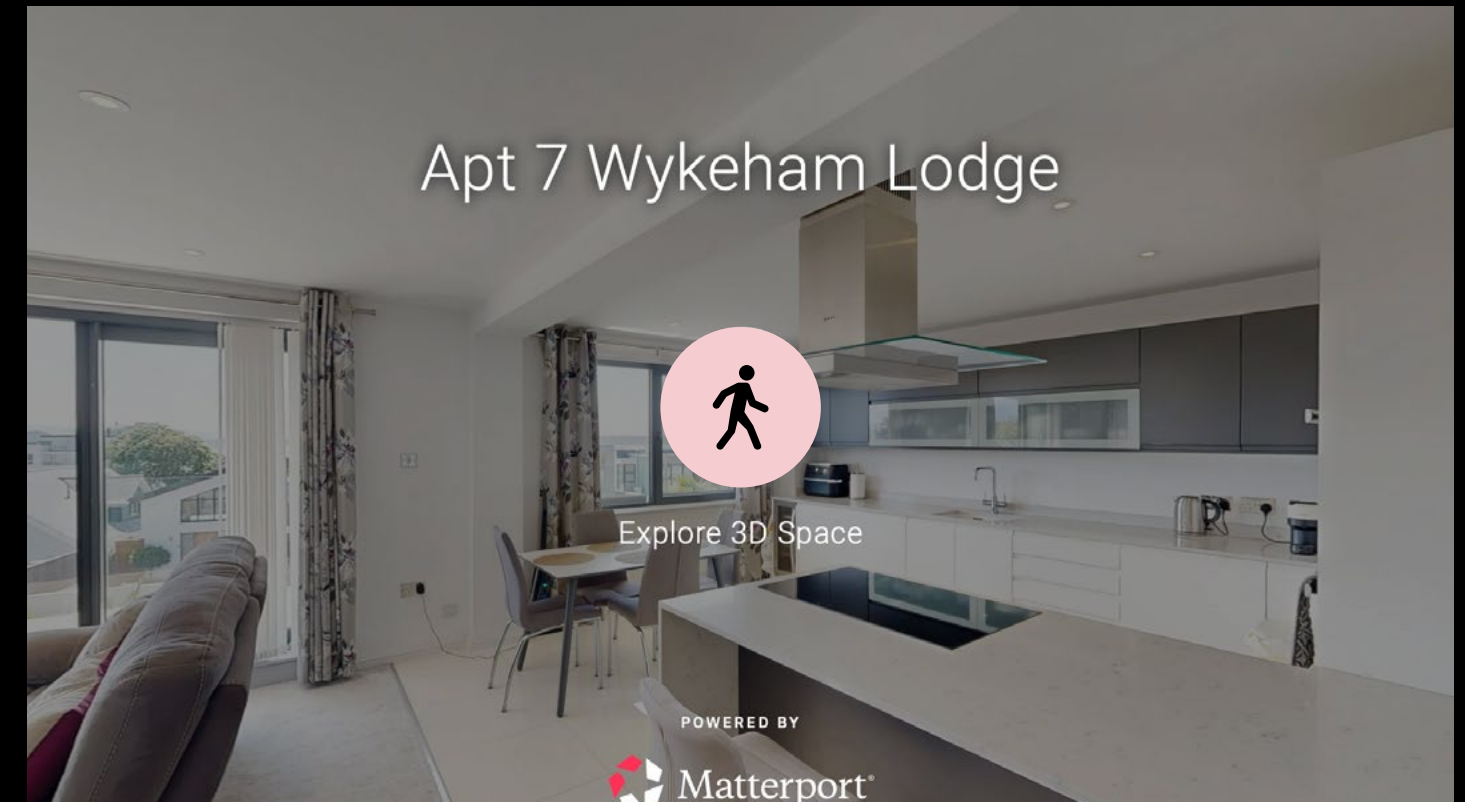
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

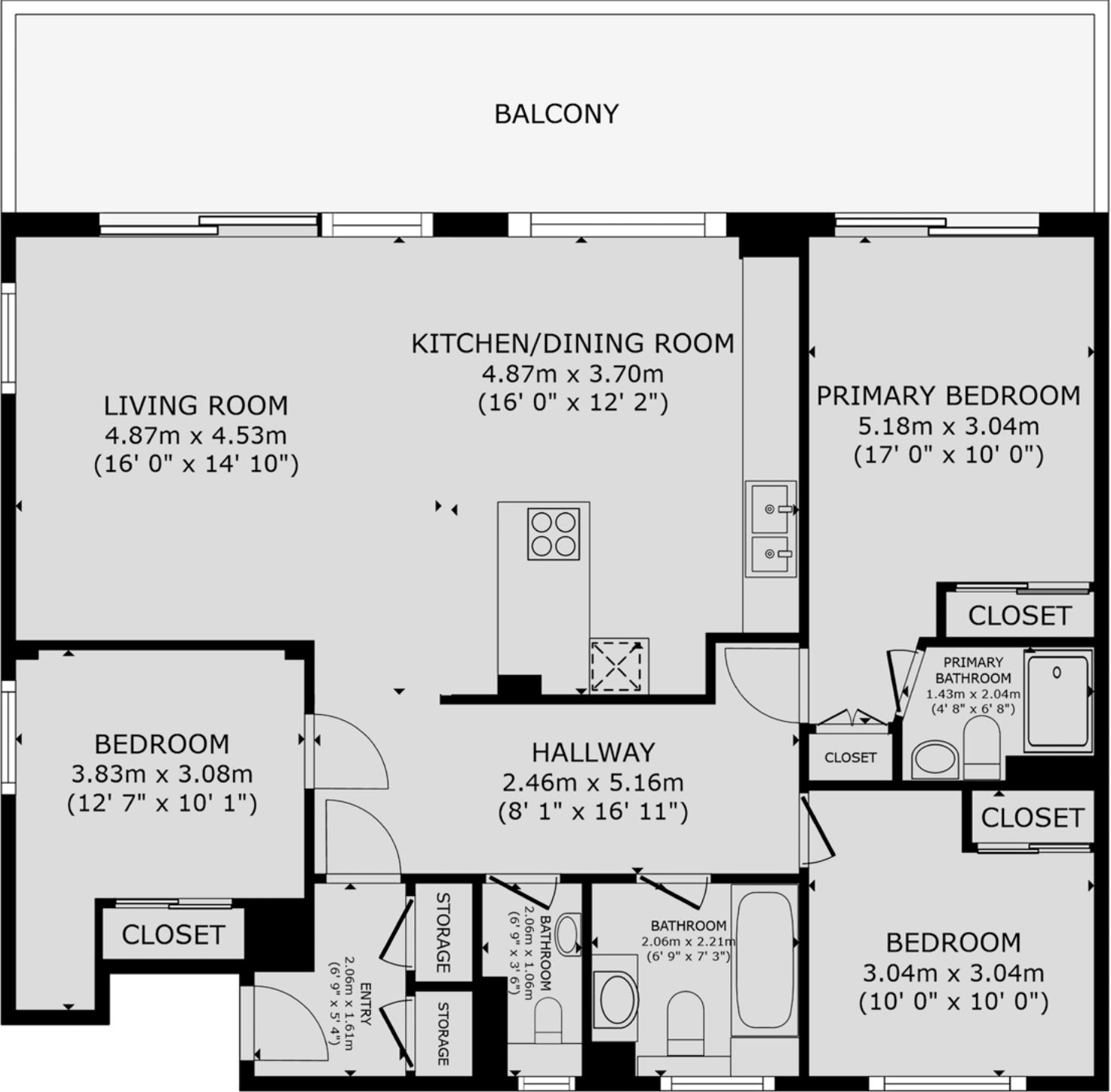
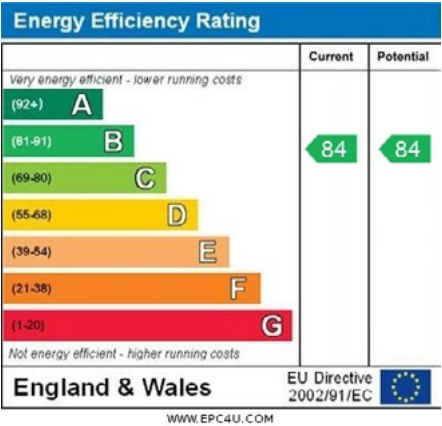
Apartment 7 Wykeham Lodge  
16 Chaddesley Glen, Sandbanks  
Poole, BH13 7NZ

GROSS INTERNAL AREA

Apartment: 1,074 sq. ft / 100 m²

Balcony: 261 sq. ft / 24 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

**Wykeham Lodge occupies a wonderful position in one of the area's most prestigious roads and this first floor apartment benefits from excellent harbour views.**

Nearby there is a public footpath which is a popular shortcut to the renowned beaches at Sandbanks, making this ideal for an additional as well as a main home. The apartment extends to 1,074 square feet meaning there is lots of space on offer and the accommodation includes three bedrooms, two bathrooms and an open plan kitchen lifestyle room.

The private sun balcony, which features a structural glass balustrade extends the full width of the apartment and is perfect for sun worshippers. The decor has been tastefully modernised by the owners and it includes a contemporary kitchen with stone tops, a peninsula complete with breakfast bar and a full compliment of integrated appliances including a wine fridge.

Outside the grounds are well kept and there is a semi-underground garage with an individual lock up garage. The communal area benefits from a lift to all floors.

# Details

Guide Price:	£925,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 24/06/2005
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £36,250** Additional Home   £82,500** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band F 2025/2026           £3,758.23pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Great location
- + Harbour views
- + Convenient for the beach
- + Sunny aspect
- + Extends to 1,074 square feet
- + Three bedrooms, two bathrooms
- + Large private sun balcony
- + Lock up garage
- + Open plan living
- + No forward chain



# Our team



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