

Luxury+Prestige



# APARTMENT 1 ONE SHORE ROAD

SANDBANKS, POOLE, BH13 7PQ

















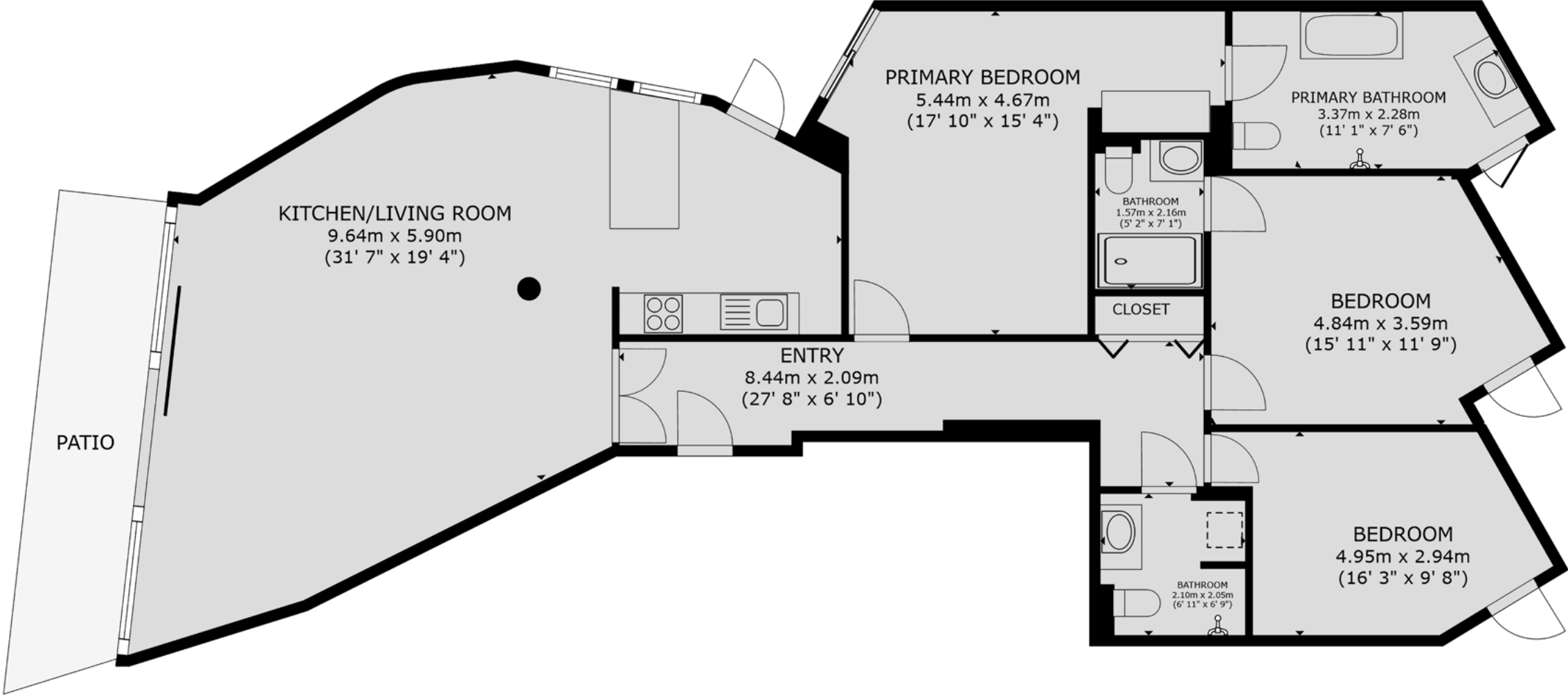
# Floorplan

Apartment 1, One Shore Road  
Sandbanks Poole, BH13 7PQ

GROSS INTERNAL AREA

Apartment: 1,424 sq. ft / 132 m²

Sizes and dimensions are approximate, actual may vary.



# TAKE A STEP INSIDE



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**vimeo**

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

**Matterport™**

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.

# Summary

One Shore Road sits in a prominent position directly opposite the shores of Poole Harbour and benefiting from stunning views which include the Sandbanks Peninsula and Brownsea Island.

The beaches of Sandbanks are reached via a waterside stroll of little more than half a mile. The development is well known for its stunning contemporary architecture and the extremely high standard of appointments each of the apartments benefits from.

This ground floor apartment has extremely good outside space in the form of a private sun terrace leading to a synthetic lawn as well as a spacious side and rear garden / terrace which connects via a private gate to a footpath leading to Shore Road and the nearby Luscombe Valley Nature Reserve.

The outside space is not only perfect for entertaining, it could also be useful for a pet which is allowed on licence (potential purchasers are advised to seek prior permission). The interior is the very epitome of stylish contemporary and luxuries include a bespoke kitchen by Pedini including appliances by Gaggenau, home automation and intelligent lighting by Lutron and MisuraEmme Italian fitted wardrobes. The apartment comes with a surface parking space as well as another in the underground garage and a lockable store.

# Details

|                  |                                                                                                                                           |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Guide Price:     | OIEO £1,750,000                                                                                                                           |
| Tenure:          | Leasehold & Share of Freehold                                                                                                             |
| Lease Length:    | 125 years from 31.03.2016                                                                                                                 |
| Maintenance:     | Approx. £3,200 per annum                                                                                                                  |
| Ground Rent:     | Peppercorn*<br>* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts. |
| Stamp Duty:      | Main Home           £123,750**<br>Additional Home    £211,250**<br>** based on guide price                                                |
| Local Authority: | BCP Council                                                                                                                               |
| Council Tax:     | Band H<br>2025/2026           £4,509.88pa***<br>*** Amount shown is for a main home, please seek advice for additional home.              |
| Services:        | Mains gas, electricity, water and drainage                                                                                                |

# Key features

- + Wonderful views
- + Convenient for the beach
- + Beautiful architecture
- + Luxurious common areas
- + Approximately 1,424 square feet
- + Zoned under floor central heating
- + Private terrace and garden space
- + Two parking spaces, one underground
- + Intelligent lighting and home automation
- + No forward chain

# Our team



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# Get in touch

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