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**Tailor Made**  
ESTATE AGENTS & LETTINGS



## 8 The Pinnacle, 25-27 Banks Road, Sandbanks, Poole, BH13 7PW Price: £825,000 Share of Freehold

A modern and spacious three bedroom penthouse apartment situated on the edge of Poole Harbour with stunning panoramic views encompassing Brownsea Island, Poole Quay, Sandbanks & The Purbeck Hills beyond. This superb home offers extremely well presented accommodation to include a large lounge/diner, balcony extending the width of the apartment, kitchen with integrated appliances, three bedrooms and two bathrooms. There is a secure parking space within a garage and ample visitors parking. There is a communal sun terrace to the rear of the development with direct beach access onto the award winning golden beaches of Sandbanks.

- Penthouse apartment with panoramic harbour views
- Good size living/dining space
- Modern fitted kitchen with appliances
- Three bedrooms
- En-suite shower room & family bathroom
- Large balcony with stunning outlook
- Secure parking space within garage
- Direct beach access & communal sun terrace

## SPECIFICATION:

- Penthouse apartment in a highly desirable location on the edge of Poole Harbour

- Security controlled entrance with stairs and lift up to the top floor level

- UPVC double glazing and gas fired central heating throughout

- Reception hallway with entry phone system, cloaks cupboard, storage cupboard and airing cupboard housing the gas boiler and hot water tank

- Lounge/dining room access via double doors from the hallway with TV and telephone points, doors opening out onto the balcony offering stunning views across Poole Harbour, semi open plan to the kitchen

- Modern fully fitted kitchen accessed from the lounge/diner and reception hallway, fitted with an ample range of base and eye level units, under unit lighting, roll top work surfaces, breakfast bar with space for table and chairs, inset 1½ bowl stainless steel sink unit with drainer to side, waste disposal unit, tiled splash backs. Integrated 'Bosch' appliances include; hob with extractor hood over, oven and grill, fridge and freezer, dishwasher and washer/dryer.

- Master bedroom with double doors opening onto the balcony with stunning harbour views, double fitted wardrobes, TV and telephone points, and door to the en-suite

- En-suite shower room to the master bedroom fitted with a contemporary suite comprising wall hung vanity unit with drawer below and wash hand basin fitted above, mirrored cabinet and lighting over, concealed cistern WC, large enclosed shower cubicle with fitted shower unit, heated towel rail, fully tiled walls and floor

- Bedroom two with fitted wardrobe

- Bedroom three with fitted wardrobe

- Family bathroom fitted with a modern suite comprising wash hand basin with mirror over, concealed cistern WC, shower bath with glass shower screen and shower attachment, heated towel rail, fully tiled walls and floor, and plumbing for washing machine

- Remote controlled garage door with a numbered allocated parking bay

- Visitors parking bays

- Beach front communal terrace with paved patio area and shrub features

- Private access gate leads directly to the beach

- Individual store unit and communal surf board storage racks

- Communal shower and WC

- The views at The Pinnacle often overlook a superb array of windsurfers and kite surfers in the harbour

- The beach to the rear of the block is relatively uncrowded as it is positioned away from the public car parks

### Further Information:

Tenure: Shared Freehold.

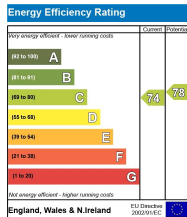
Maintenance: £3000 per annum.

Council Tax: Band G. £2430.75 - 2013/14.

Managing Agents: Bourne Estates.

- No pets are allowed within the block.

- Holiday lets are not permitted.



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

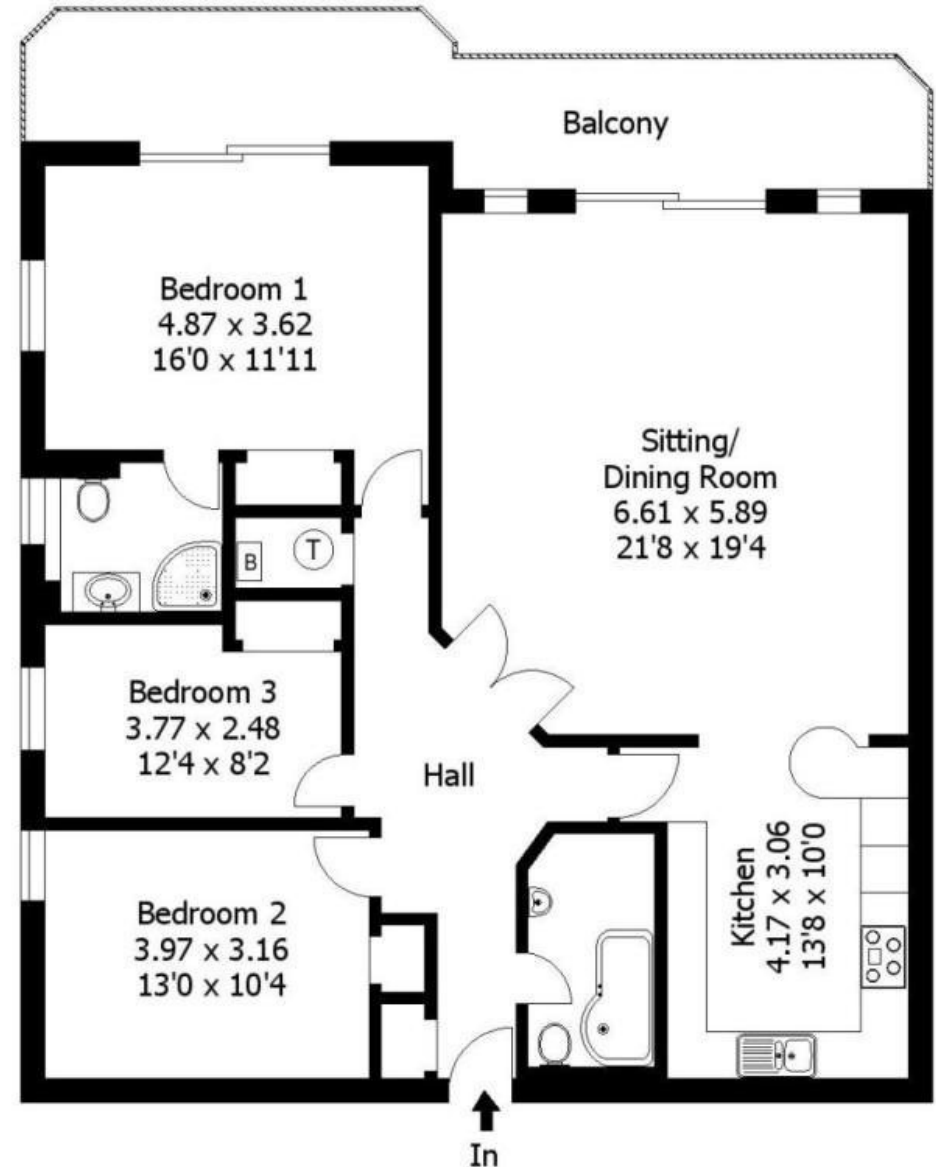
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- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

### The Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Approximate Gross Internal Area :- 120 sq m / 1315 sq ft



For identification purposes only, not to scale

