



Flat 6 Showboat  
58-62 Banks Road  
Sandbanks, Poole  
BH13 7QF

£535,000

2 DOUBLE BEDROOM, 2 BATHROOM FREEHOLD  
APARTMENT WITH PARKING 200 YARDS FROM BEACH

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## INTRODUCTION

2 double bedroom, 2 bathroom freehold apartment in an iconically designed block in substantial grounds.  
200 yards to the beach with sea views. A dedicated parking space in the underground car park.



- ◆ 2 double bedroom, 2 bathroom apartment in an iconically designed block
- ◆ Views of the sea from the main bedroom and balcony
- ◆ Less than 200 yards from the Sandbanks peninsula beach
- ◆ Share of freehold
- ◆ Newly installed boiler
- ◆ No chain
- ◆ Worth its weight in gold in Sandbanks: A dedicated space in the underground car park
- ◆ Excellently managed block run by the flat owners, very reasonable service charge and good reserve fund
- ◆ Bike store where also surf boards can be stored
- ◆ Newly fitted En suite bathroom in October 2020

## PROPERTY DESCRIPTION

This raised ground floor apartment is just 200 yards to the beach, the block being exactly opposite the midway path. Lovely views of the sea from the balcony, the living room and the main bedroom.

The block was built in 1994. Cleverly designed it is still stand out handsome. And because it is older it has a sizeable grounds which are beautifully maintained.

Worth its weight in gold is that this apartment comes with a dedicated parking space in the underground car park. And if you don't want to use your car, there is a bus stop 50 yards from the entrance to the block with services to Swanage, Bournemouth and Poole.

Part of the individual design is that this apartment has a private entrance which gives a space for additional storage.

Excellently managed block which is run by a board of flat owners which has enabled the service charge to be at £2k per year which is extremely low for Sandbanks and in effect lower than most managed blocks in the surrounding districts. And it should be remembered that this sum includes maintaining the substantial gardens. There is £27k in the reserve fund and the exterior has recently been jet washed and sealed.

The apartment itself is very well presented and has been recently redecorated throughout. There is number of perks to this flat to include, solid wood flooring throughout, newly installed boiler, newly fitted en suite bathroom and of course the living room, main bedroom and balcony get good value of the sea views. It faces exactly South and so you get sun from sunrise until c.3pm and if you want more sun, then it's just a 200 yard barefoot walk to the beach.

Storage is catered for particularly well in this apartment with an airing cupboard, another storage cupboard, and fitted wardrobes.

The current owner have bought the apartment 25 years ago and it has been a perfect home for them, but it could also be a great lock up and go.

A well designed apartment and wonderful lifestyle choice.



## PROPERTY DESCRIPTION



### Entrance

Showboat is one of the most recognizable blocks on Sandbanks peninsula, known for its highly individual design.

You access off of Banks Road underneath an arch to your own parking space in the underground garage. There are also 4 visitor parking spaces. The gardens in the block are magnificently Mediterranean and the bins are kept in a secure store. This apartment has the benefit of its own private entrance.

### Hall

Hallway with solid wood flooring and a fitted storage unit opposite main doors. Off of the hall is an airing cupboard where the water tank is located.



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## PROPERTY DESCRIPTION



### **Living Room**

Good size living dining room with solid wood flooring. Double glazed sliding door to the balcony.

### **Balcony**

Facing West direct to the sea. Tiled floor,



## PROPERTY DESCRIPTION



### Main Bedroom

Good size double bedroom with solid wood flooring, two double glazed window. Fitted wardrobes.

### En Suite

Newly (October 2020) fitted En suite. Tiled walls and floor. Large shower cubicle, loo, shaving points, vanity sink unit. Double glazed obscure window.



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## PROPERTY DESCRIPTION



### **Bedroom 2**

Good size double bedroom with solid wood flooring, double glazed window.

### **Kitchen**

Kitchen with plenty of lower and upper kitchen cupboards, fitted microwave, oven, gas hob with extractor hood above, fitted 50/50 fridge-freezer, space and plumbing for washing machine, tiled floor.

### **Family Bathroom**

Family bathroom with tiled floor and walls up to ceiling, bath tub, vanity sink unit, loo. Large storage cupboard.



# FLOOR PLAN & ADDITIONAL INFORMATION



TOTAL AREA: APPROX. 79.6 SQ. METRES (856.3 SQ. FEET)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## ADDITIONAL INFORMATION:

**Annual Council Tax: Band F** £2,622.95 payable

**Connectivity:** BT tends to be the best in this area

**Energy Performance Certificate (EPC) Rating:** TBC

**Environmental Impact Rating:** TBC

**Term:** Share of freehold with associated 125 year lease from 1991

**Service Charge:** £ 2,040 per year; **Reserve Fund:** £27,000

**Service Included:** Maintenance includes buildings insurance, communal cleaning and maintenance, lift maintenance, gardening.

**Block Management:** The flat owners manage the property realising a very competitive service charge

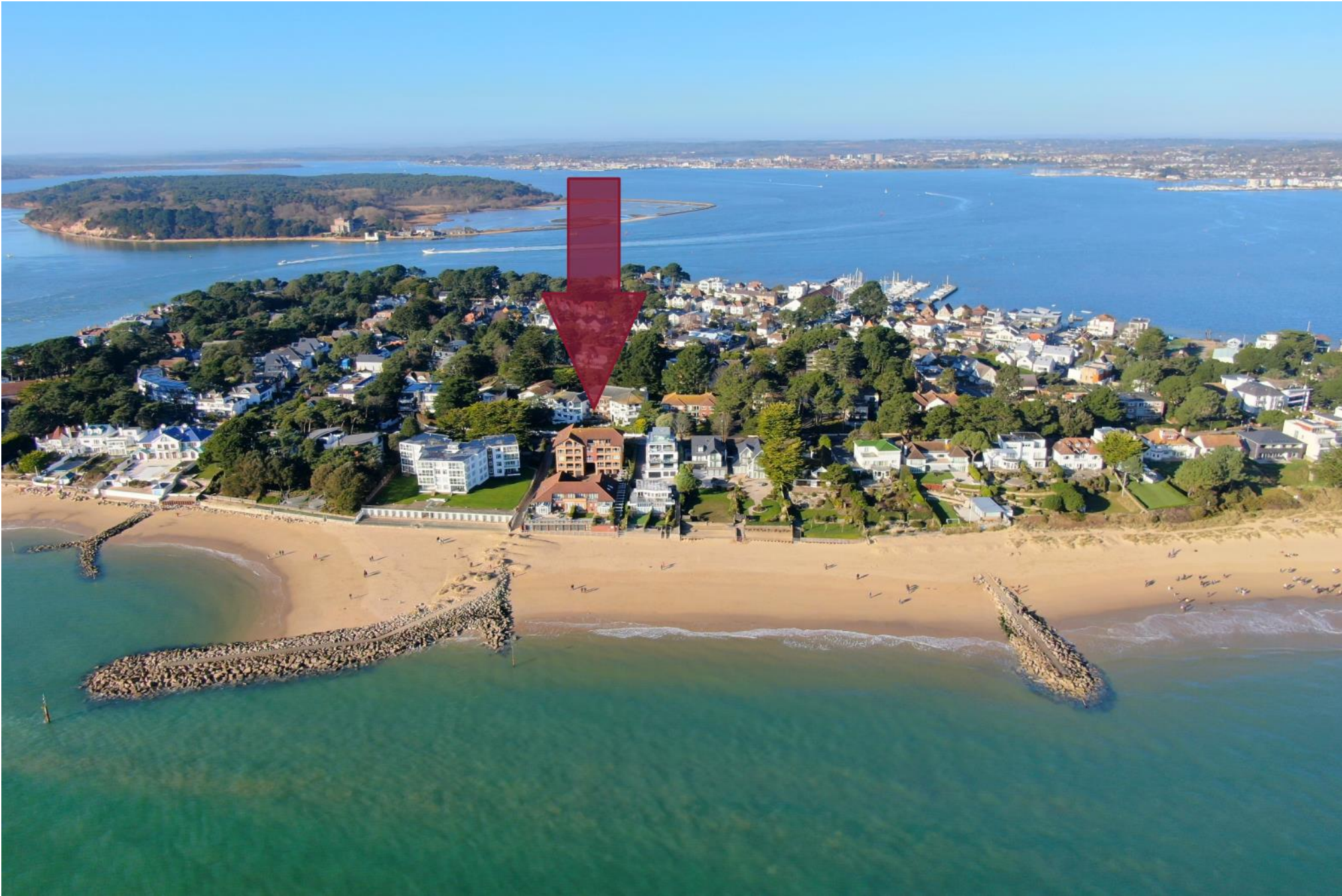
**Investor Information:** Projected rental income of £1,200 per month

**No pets; No holiday lettings**

**Viewings:** With 24 hours notice or sooner by arrangement.



AERIAL PHOTOGRAPH



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## AREA DESCRIPTION

The Sandbanks peninsula is one of the most famous pieces of land in the UK, reputed to be the 3rd most expensive piece of real estate in the world. You can stroll around and marvel at some of the wonderful property. Sandbanks forms one edge of Poole Harbour which is the 2nd largest harbour in the world. It is home to every size of boat. The harbour views are just as spectacular as out to sea. Some of the sunsets will leave you in awe. The ferries look like giants coming straight for you until they turn in line with channel. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed.

Sandbanks beach itself is widely acclaimed and forms part of the 7 miles of award winning beaches running from Sandbanks to beyond Bournemouth. What better walk than along the beach or promenade to Bournemouth and back, rewarded by a coffee at the Jazz Café at the start of the peninsula.

The area has a large cycling community with a favourite destination being to take the Sandbanks chain ferry to explore the Purbeck Hills. And off course Dorset's Jurassic Coast is a must for walkers. There are local gyms at the Haven Hotel and the Sandbanks Yacht Company. Both the ferry and the gyms are less than 5 minutes walk from the flat. If golf or tennis is your sport you are well catered for locally with Parkstone Golf Club, in the UK's top 100 golf clubs and the West Hants and East Dorset Tennis Clubs.

From Sandbanks you are approximately 2.5 hours from London by car. It is a couple of miles to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. By rail there are direct routes to London and Manchester. Bournemouth International Airport is the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

For a special evening it is just a couple of hundred yards walk to the Rick Stein harbourside restaurant. Other places not to be missed: Look out over Poole Harbour from the Harbour Heights Hotel. Just over Evening Hill is the Koh Nai Thai Tapas restaurant and when in Lilliput don't miss a visit to Mark Bennett's award winning artisan patisserie. And a night out in Ashley Cross is fun. Or take the ferry to Studland to famous Pig on the Beach hotel and restaurant

Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, Barclays International, the RNLI and Merlin Entertainments all in the conurbation. This is a wonderful and unique opportunity to rent in one of the loveliest locations in the country.



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LOCAL AREA







Viewing by appointment through sole agents:

**Albury & Hall (Canford Cliffs) Ltd. 32 Haven Road, Poole BH13 7LP**

**01202 80 55 55   cc@alburyandhall.co.uk   www.alburyandhall.co.uk**

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