

Aspiration,
3 Glenair Road,
Poole, Dorset, BH14 8FE



A spacious and well-appointed three bedroom, two bathroom ground floor apartment with a private south facing terrace and secure underground parking, conveniently situated within close proximity to Ashley Cross amenities and Poole Park boating lake.

£450,000 Share of Freehold

VIEWING HIGHLY RECOMMENDED







Situation and Description

Ashley Cross is a vibrant area of Poole, known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London.

Aspiration is a contemporary development occupying a peaceful residential location close to cosmopolitan Ashley Cross, Parkstone train station and Poole Park boating lake.

Apartment 1 is located on the ground floor benefitting from a private south facing decked terrace opening directly onto the communal gardens. The well-appointed accommodation is immaculately presented throughout extending to approximately 1,147 sq ft.

On entering the property via a well-kept communal entrance, you are greeted by a spacious entrance hall with all principal rooms leading off. There is an entry phone system, cloaks storage cupboard and separate airing cupboard.

The main living room has bi-folding doors onto the private south facing decked terrace enjoying an attractive outlook beyond.

An interconnecting opening leads to the kitchen dining room also with bi-folding doors onto the terrace. The kitchen area offers quality fitted units with a comprehensive range of integrated appliances.

The main bedroom has fitted wardrobes and a large luxurious en-suite bath/shower room with his and hers basins.

There are two further good sized bedrooms served by a luxury shower room.

Beyond the private decked terrace the development has communal gardens with an established boundary offering a high degree of privacy.

The apartment is conveyed with one allocated car parking space situated in the secure car park area beneath the development and has a 40 day annual allowance to reserve a visitor parking space on a first come first served basis.

Tenure: Share of freehold with 125 year lease from 2010.

Annual maintenance: Paid half yearly total amount £3,107.04.

Management Company: Minster Property Management Ltd 01202 883360.

No holiday lets allowed.

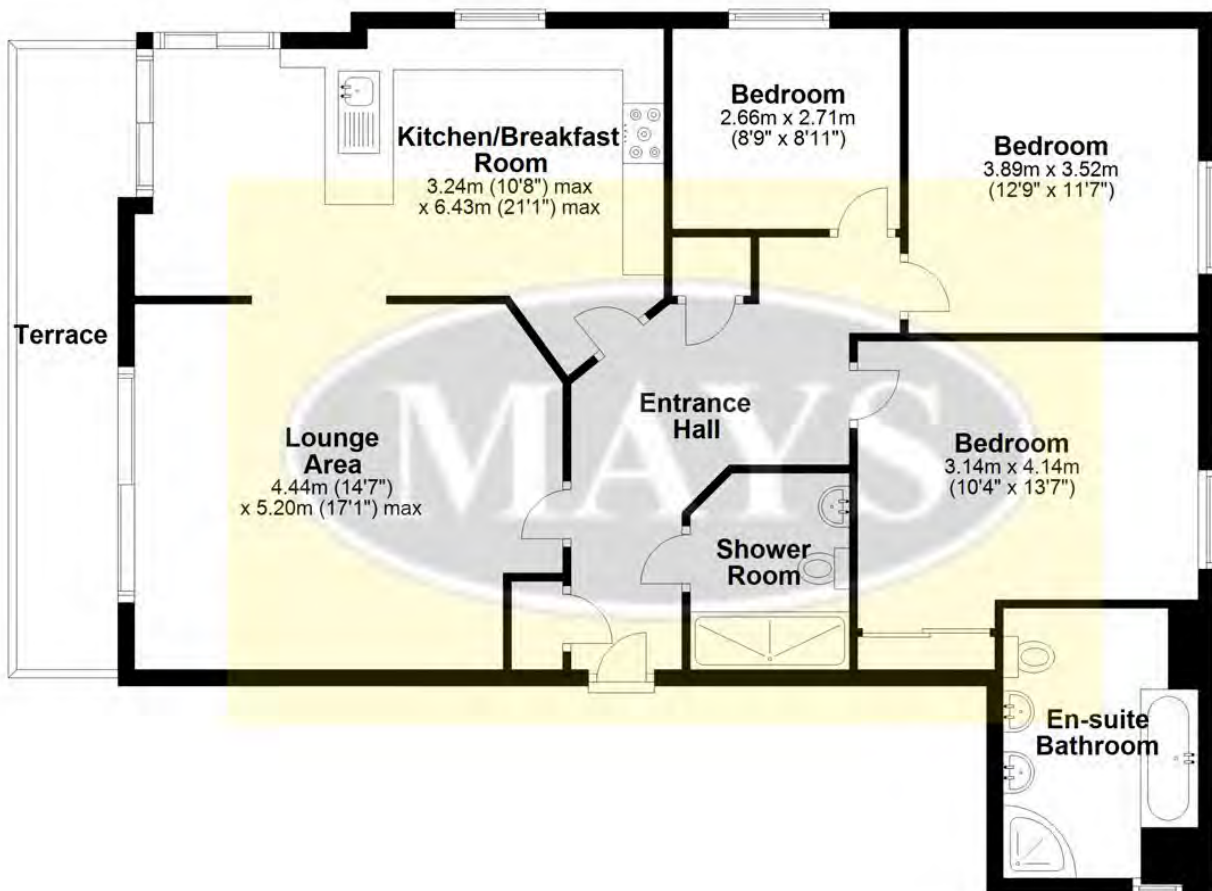
No pets allowed.

Council Tax Band E

- Immaculate ground floor apartment
- Private south facing terrace
- Entrance hall with entry phone
- Living room with bi-folding doors
- High quality fully equipped kitchen
- Dining area with bi-folding doors
- Three good sized bedrooms
- Luxurious en-suite bath/shower room
- Separate luxury shower room
- Secure allocated parking space
- Residents bike store
- No forward chain

Ground Floor

Approx. 106.6 sq. metres (1147.1 sq. feet)



Total area: approx. 106.6 sq. metres (1147.1 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 (Tel: 01202 556006)

Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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