



Bournemouth Road, Poole BH14 0BW

## About the Property

The apartment opens into a welcoming entrance hall complete with a useful storage cupboard and intercom system for added convenience. The heart of the home is the large open-plan living room and kitchen area, which is naturally lit and offers a Juliet balcony accessed by two patio doors that contemporary feel. The kitchen comes fully fitted with integrated appliances such as a fridge freezer, washing machine and dishwasher, offering both style and practicality. This sociable space is perfect for entertaining or simply relaxing in comfort.

The main double bedroom features built-in mirrored wardrobes and a sleek, modern en-suite shower room. The second bedroom is also a good-sized and is served by the main bathroom, which includes a full-size bath with shower over. Offering gas central heating

Externally, the property benefits from one allocated parking space and access to well-kept communal gardens. Set within a quiet and attractive development, this apartment combines quality, comfort, and convenience in equal measure.

Council Tax Band: D

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: None

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: None

Floor level (if within a building): First floor

Unavailable for pets

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## Key Features

- Contemporary Two-Bedroom Apartment
- Modern Fitted Kitchen
- Second Double Bedroom
- Allocated Parking Space
- Desirable Location in Ashley Cross
- Spacious Open-Plan Living
- Principal Bedroom with En-Suite
- Welcoming Entrance Hall
- Communal Gardens
- Excellent Transport Links



TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	