

Players, 3 Danecourt Road, Poole BH14 0PR
Guide Price £285,000 Leasehold

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Property Summary

A simply stunning two double bedroom, two-bathroom apartment with direct access to a beautiful private garden, moments from the amenities of Ashley Cross and the open space of Poole Park. The property is presented in first-class order throughout with contemporary styling and modern fittings, and the internal accommodation is flooded with light from the windows that surround the apartment on three sides. We think this is a truly lovely apartment with a quiet yet highly convenient address.



Key Features

- Entrance hallway
- Open plan kitchen/dining and living room
- Principal bedrooms with ensuite shower room and access to garden
- Second double bedroom
- Bathroom
- Established private rear garden
- Allocated parking



About the Property

On entering the property there is a centrally positioned hallway that leads through to a stunning open plan kitchen/dining and living room. The room is flooded with light from dual aspect windows and the space has been cleverly designed to offer defined lounging and dining areas. The kitchen is separated from the living accommodation by a large peninsula which has space for bar stools underneath. The kitchen is fitted with a comprehensive range of modern units and appliances and there is plentiful work surface and storage. The layout of this room is extremely sociable and ideal for entertaining.

The principal bedroom has a full bank of fitted wardrobes and a private ensuite shower room. Sliding doors open from the bedroom to the private rear garden. The second double bedroom is serviced by a modern shower room.

The private garden has a large patio area which is surrounded by mature planting. Much of the planting is evergreen which provides a colourful year-round backdrop. There is space for a storage shed and the garden enjoys a good degree of sun during summer months. To the front of the property there is an allocated parking space and the development enjoys the benefit of an electronic gated approach.

Tenure: Leasehold - lease length 125 years from 12th April 2007

Service Charge: Approximately £2,626 per annum

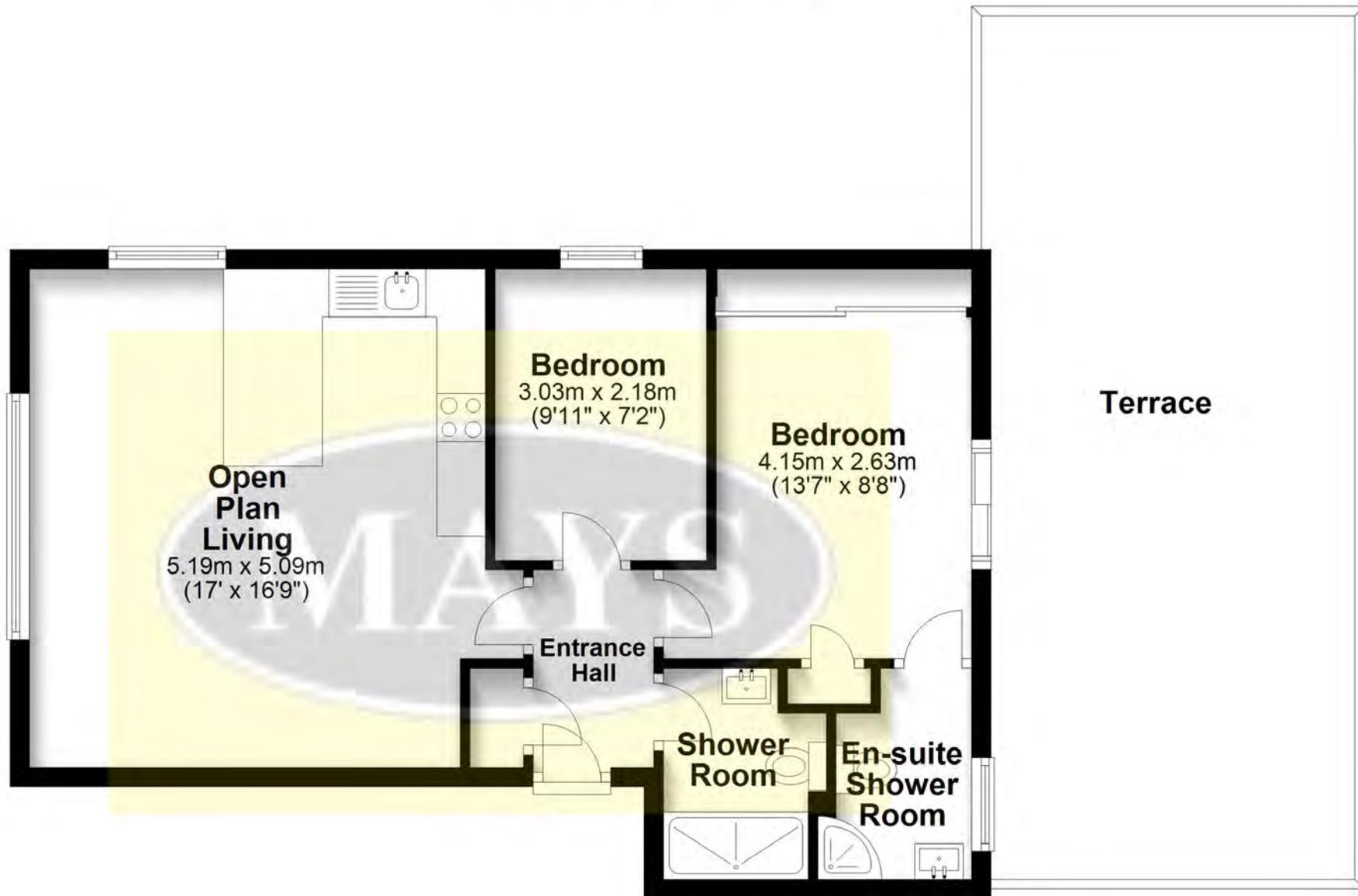
Council Tax: C

Notes: The development is for the exclusive enjoyment of residents therefore holiday lets are not permitted.



First Floor

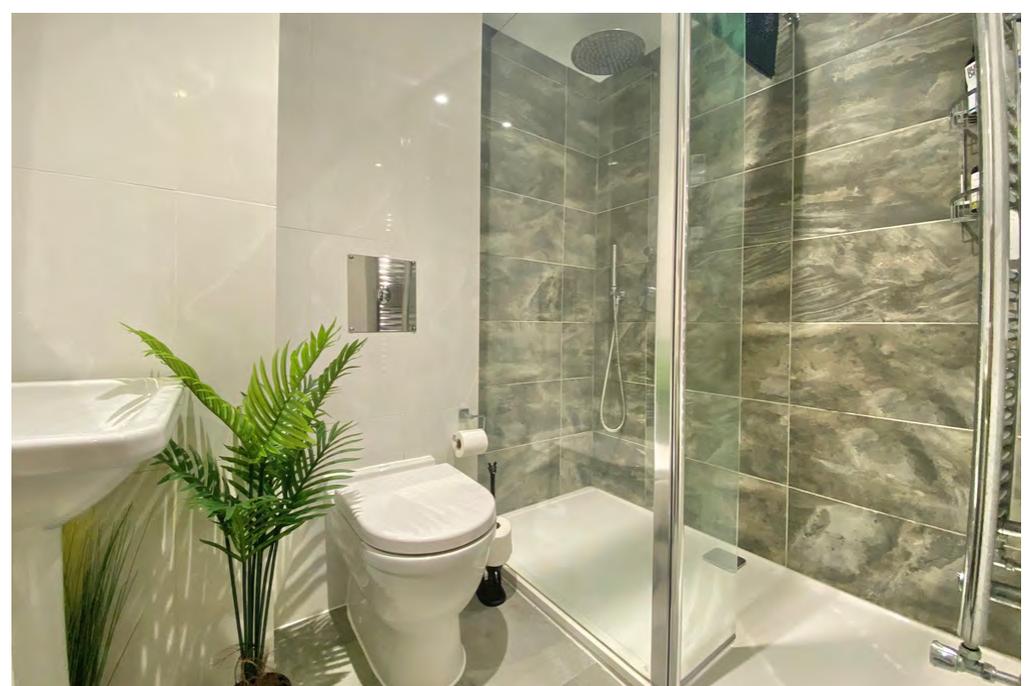
Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.4 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.



About the Location

Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. Its quayside entertainment has grown to accommodate a centre of commerce, cafes and nightlife.

Poole Park, boasting a boating lake, café and waterfront restaurant, Poole town centre, Baiter Park and Whitecliff Park are all close by with the world-renowned Sandbanks peninsula just a short drive away.

Poole train station offers great rail links to a variety of destinations including Southampton and London and the local ferry port provides crossings to the continent.

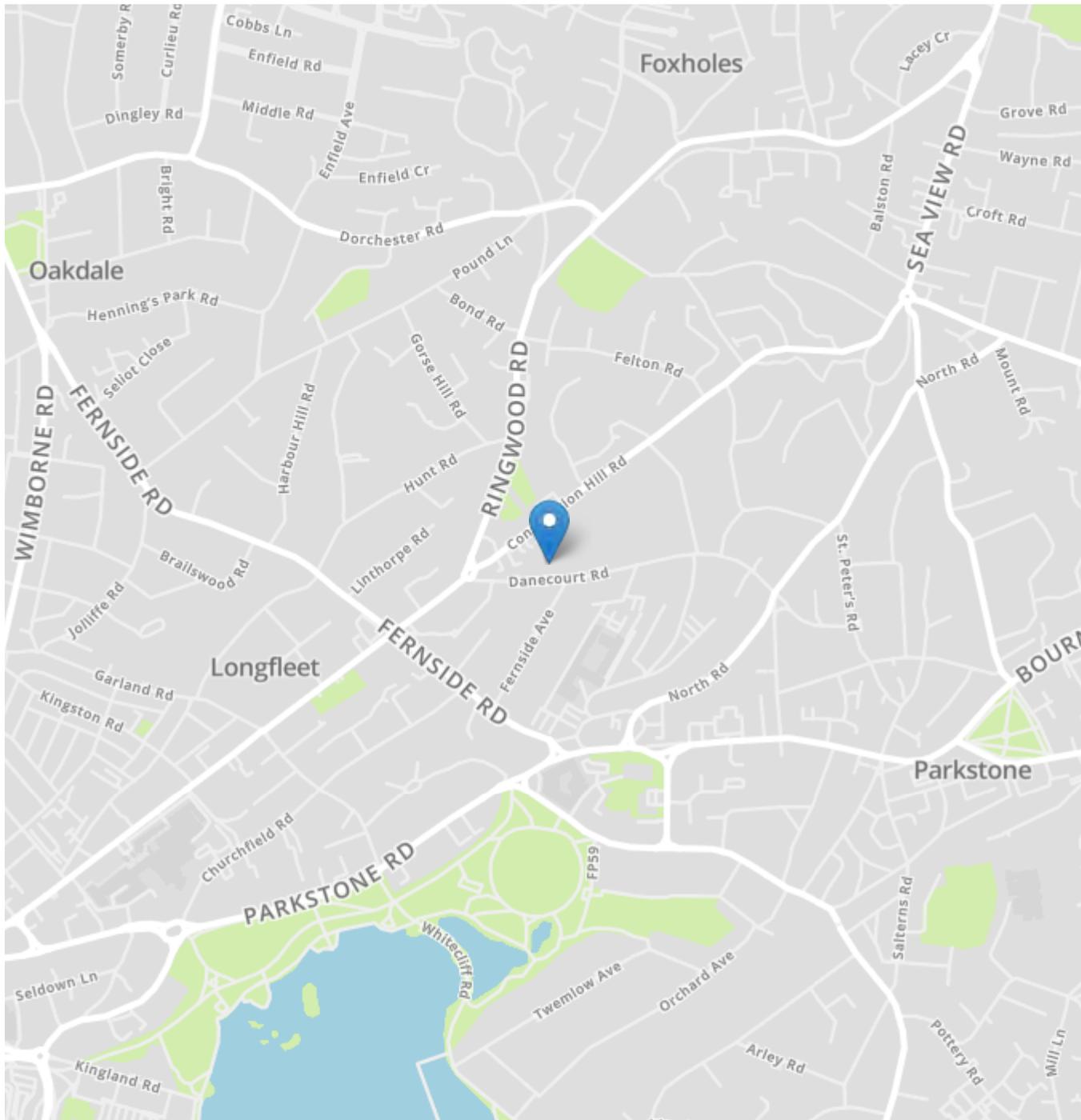


About Mays

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 clients homes for more than 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 	

IMPORTANT NOTICE

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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