



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

rightmove  
find your happy

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Apartment 9 Maia 31 Danecourt Road, Poole, Dorset BH14 0PG

£400,000

### The Property

A brand-new stylish development built by the renowned developers Caleb Development. These properties offer a seamless blend of quality fixtures with a high specification. Boasting a thoughtfully designed layout, this immaculate residence presents an enviable living experience.

Maia is situated in a great location due to its close proximity to the ever-popular Ashley Cross village boasting an array of fashionable bars, trendy bistros, boutique shops and amenities. The central point of the village is Parkstone Green where there is a focal fountain and the community gather to relax in the dappled sunlight under the trees, eating produce from the range of local cafes & eateries. Ashley Cross boasts a lovely community and the small local music festivals/ charity events are always popular and even attracts visitors from outside the area. The beautiful Poole Park is not far away boasting 110 acres of parkland, large play parks, popular eateries, a saltwater lagoon, and beautiful lakes.

Poole town Centre & hospital are only a short cycle or drive away. The town Centre is currently being regenerated with various attractions such as The Lighthouse with its music, dance, theatre and film making it one of the largest arts centres in the UK. The RNLI headquarters are close to Poole quay with its connection to Harry Paye the infamous pirate and also renowned for its summer fireworks displays and light shows plus much more. The award-winning Blue Flag beaches of Sandbanks & Branksome are also within easy reach where you can take a ferry over to Studland and the Jurassic coast.

The area is extremely popular for watersport enthusiasts; whether you like sailing, motorboating, paddle boarding or just swimming our beautiful coast caters for every desire. Poole has a stunning natural harbour with its tranquility where you can island hop or the shoreline where you can explore along the 7 mile strip of golden beaches. Finally, if you are a golf lover, the prestigious Parkstone golf club is where all the local pro's love to play golf.

### OVERVIEW

As you walk into Maia you will be impressed by the entrance reception with solid wooden staircase. Each floor has only three apartments which have their own inner lobbies and this is where you will find the Orona lift which takes you to all floors.

Moving into the apartments, the entrance hallways have luxury Amtico flooring and built in storage cupboards one of which houses the EDEL air source water cylinder offering eco-friendly living. If you enjoy entertaining & socialising you will love the generous open plan kitchen/lounge/diners. Local kitchen designers 'Caro' have cleverly designed each kitchen using Egger finishes providing well appointed units together with AEG integrated appliances. The Opus white quartz worktops are the perfect finishing touch and the continuous luxury Amtico flooring completes the room. The remainder of the room allows plenty of space for living and dining furniture with the large windows allowing the natural light to flow through. There are two spacious double bedrooms and two well-appointed bathrooms (en-suite to master bedrooms). The stylish bathrooms have luxury Italian porcelain tiling by Pietra Casa.

The attention to detail is unparalleled, creating an atmosphere of elegance and sophistication.

Each apartment comes with either a balcony or patio (ground floor only) where you can relax, dine alfresco, or enjoy the verdant outlook with a book. You can park your vehicle in one of the 9 designated spaces (five of which have EV electric charging points). This dwelling is meticulously designed to cater to every aspect of contemporary living. The extensive communal grounds are to be landscaped to provide ease of maintenance with beautiful mature oak trees and shrub borders and leading to the secure bike store.

Agents Note- There are a mixture of internal photographs of previous Caleb development along with some CGI's for Maia.

To secure one of these apartments a reservation fee of £2500 will be payable- Ask a member of the team for more details.

### DEVELOPER INFO

"We like to make things happen – using NEW IDEAS to help communities evolve and adapt for the future. Maia represents our 100th new home, created with all the same passion as the first development twenty years ago. We have taken the consent granted to the previous owner to replace their early 20th Century family house and focused on the finer details to provide the next generation with nine apartments that reflect their 21st Century style and aspirations. We are hoping to bring our relaxed SOBO beach style from previous developments to form a new community close to the heart of Ashley Cross, which we love to visit whether on the train, by car or cycling along the prom across our beautiful conurbation."

### TECHNICAL BITS

Stylish kitchens made locally by Caro with quartz worktops.  
Integral AEG appliances inc dishwasher/washer dryer  
Balconies or patios  
Orona lift & stairs to all floors  
Contemporary sanitary ware  
High quality fixtures & fittings  
Italian porcelain tiling by Pietra Casa to bathrooms.  
Amtico flooring to living space & luxury carpets to the bedrooms  
Contemporary white internal doors with black furniture  
Off road parking with five EV electric charging points  
Secure bike store  
Landscaped communal gardens  
Close to Ashley Cross & the train station  
Ideal second home/investment or first home  
Just a short drive /cycle to Sandbanks  
Near to Poole Park & the town centre  
Pleasant tree lined outlook  
10 year builders guarantee

### STOCK PHOTOS