

Aspiration

3 Glenair Road, Lower Parkstone BH14 8FE

£365,000 Share of Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A spacious and beautifully presented three-bedroom, two-bathroom ground floor apartment with a private south-facing terrace and secure underground parking, ideally positioned within close proximity to Ashley Cross Village and the picturesque Poole Park.



## Key Features

- Immaculate ground-floor apartment
- Private south-facing terrace with garden access
- Spacious living room with bi-folding doors
- Stylish kitchen/dining room with integrated appliances
- Three generous bedrooms
- Luxurious en-suite bath/shower room plus additional shower room
- Secure allocated underground parking
- Residents' bike store
- No forward chain



### About the Property

Aspiration is a contemporary development tucked away in a peaceful residential location, yet just moments from cosmopolitan Ashley Cross, Parkstone train station, Poole Park and Poole Town centre.

This apartment occupies a prime ground-floor position, extending to approximately 1253sq ft (including terrace) and opening directly onto the communal gardens via a private south-facing decked terrace.

Entering via a well-kept communal entrance, the apartment features a welcoming hallway with a video entry system and cloaks storage. The spacious living room enjoys a bright open aspect with bi-folding doors leading onto the terrace. An interconnecting opening leads to the kitchen/dining room, also with terrace access, featuring high-quality fitted units and a full range of integrated appliances.

The principal bedroom benefits from fitted wardrobes and a luxurious en-suite bath/shower room with twin basins. Two further well-proportioned bedrooms are served by a separate contemporary shower room.

The private decked terrace flows seamlessly onto the landscaped communal gardens enclosed by established boundaries offering a high degree of privacy.

The apartment is conveyed with one allocated space in the secure underground car park, with the added benefit of a 40-day annual visitor parking allocation (bookable on a first-come, first-served basis). A residents' bike store is also available.

Tenure: Share of Freehold (Underlying lease - 125 years from 2010)

Annual Service Charge: £1,899 payable twice yearly plus a contribution to the reserve funds of £651.60 payable twice year

Management Company: Minster Property Management Ltd

Council Tax Band: E (BCP Council)

Please note:

Holiday lets/Airbnb are not permitted in this development.

Pets are not permitted without prior written consent of the Management Company (currently no pets reside in the development)



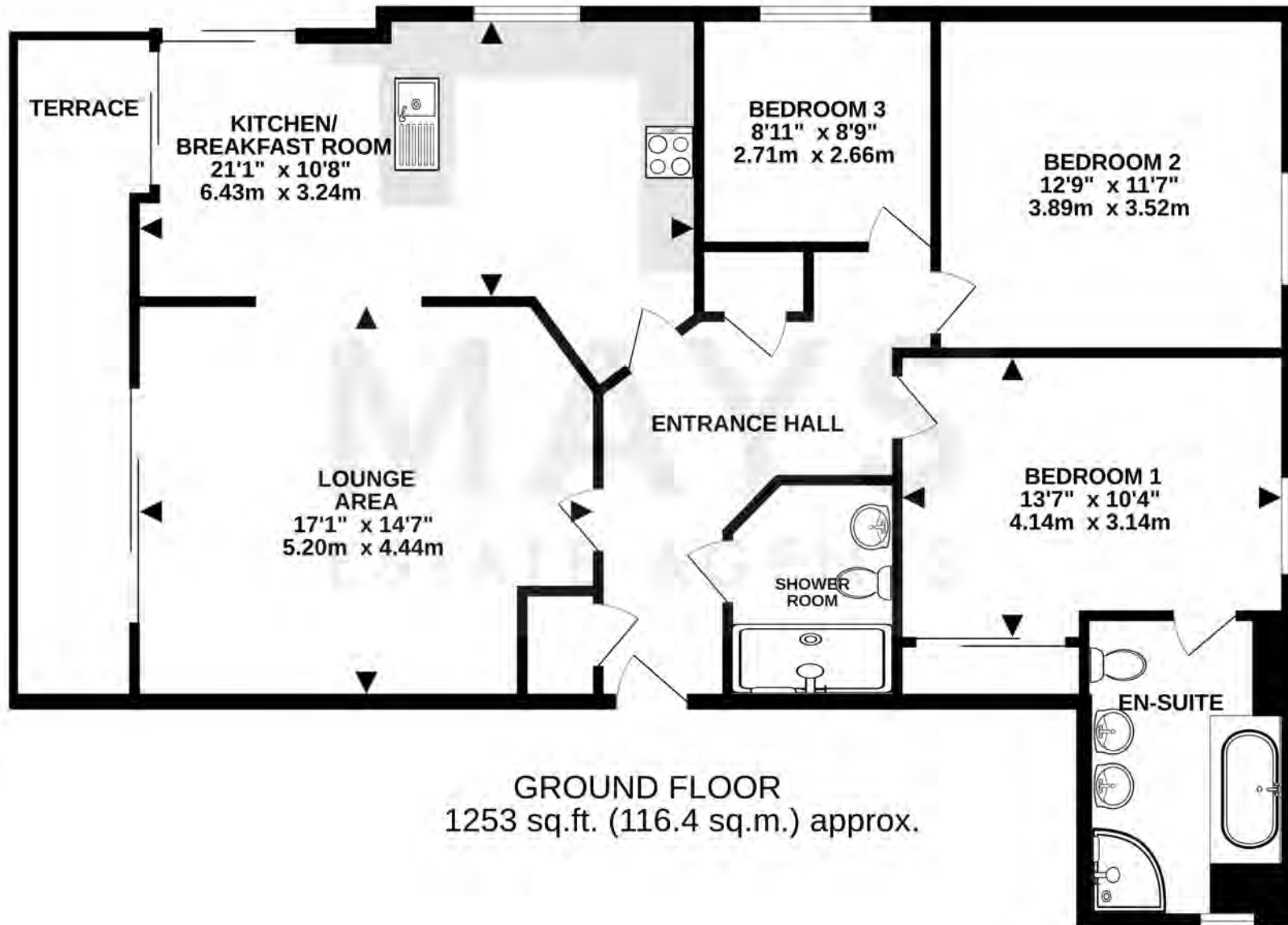


INCLUDING TERRACE

TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025







## About the Location

Aspiration enjoys a prime position within easy walking distance of Ashley Cross Village, a vibrant spot centred around its picturesque green and home to an eclectic mix of specialist shops, independent boutiques, lively bars and inviting bistros. Many of the surrounding streets fall within a conservation area, preserving the charm and character that make this such a sought-after location.

Poole Park, with its boating lake, café and waterfront restaurant, Poole Town Centre offering a diverse choice of shopping and relaxed strolls along Poole Quay, and an excellent selection of cafés, bars and restaurants, are all close by.

Just a short drive away, the award-winning sandy beaches of Sandbanks beckon. From here, the chain ferry provides a gateway to Studland, the dramatic National Heritage Coastline and the Purbeck Hills, with their outstanding walking and cycling trails.

The area is exceptionally well-connected, making it an ideal base for both work and leisure. Poole and Parkstone mainline railway stations provide direct services to Southampton and London Waterloo, while the nearby M27 offers convenient road links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are within easy reach, and Poole Harbour's ferry terminal provides regular crossings to the Channel Islands and mainland Europe

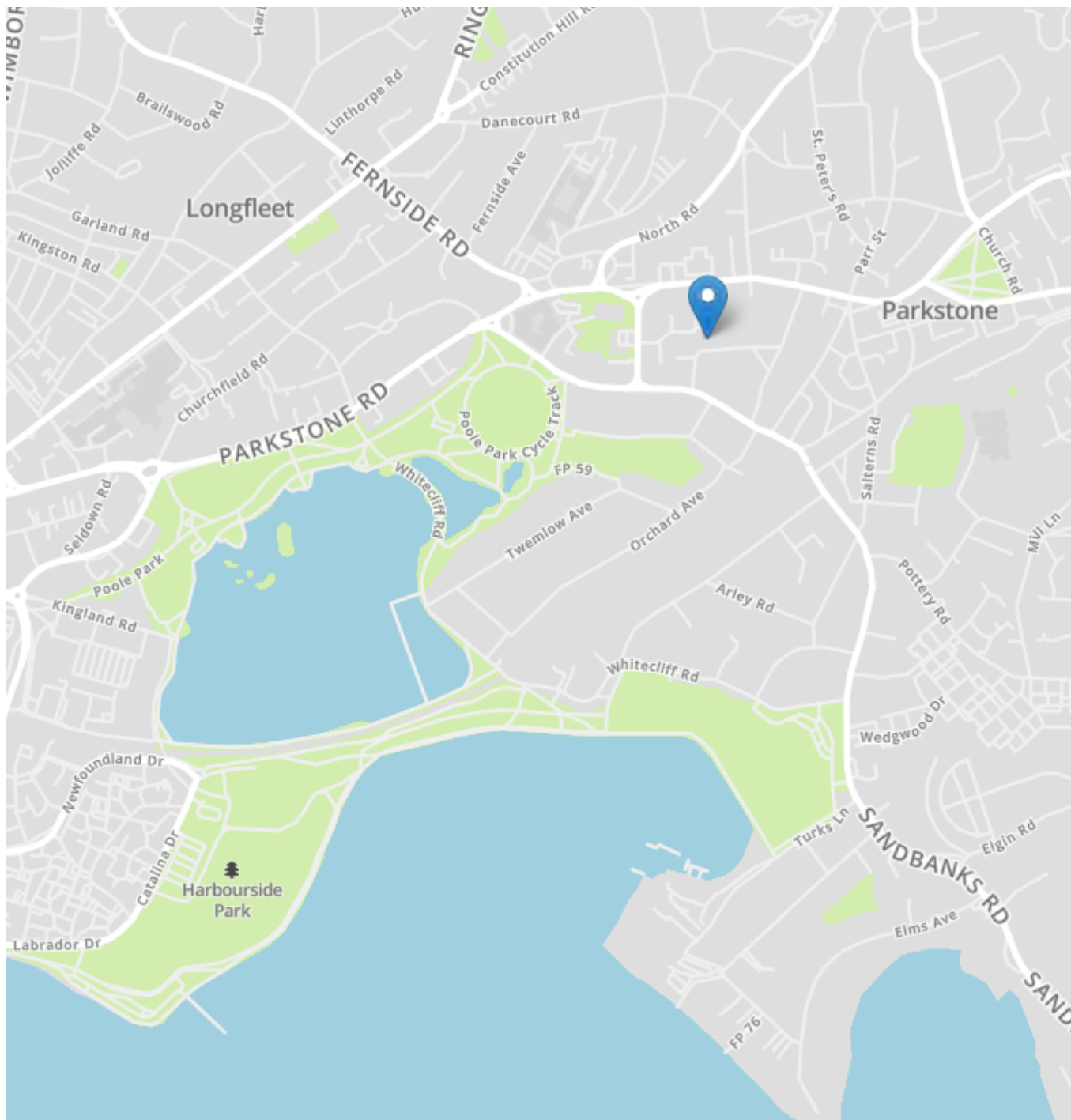


## About Mays

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(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>		
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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

# MAYS

ESTATE AGENTS