

Hillcrest House
638 Ashley Road, Poole BH14 0AW
£240,000 Share of Freehold

MAYS
ESTATE AGENTS





Hilcrest House

CO OP Car Park right at roundabout

ASPLEY ROAD

NO AC

Property Summary

A stunning, recently constructed top floor apartment with an impressive open plan kitchen/lifestyle room and two double bedrooms ideally situated for Parkstone mainline station and the amenities of Ashley Cross. The property has a contemporary finish with a stunning open plan kitchen with an island unit and a beautifully appointed modern bathroom. The property is presented in first class order throughout and we feel this apartment is ideal as a main residence, second home or investment property.



Key Features

- Private entrance hallway with generous storage
- Modern fitted kitchen with island unit
- Open plan living/dining room with feature window
- Two double bedrooms
- Contemporary bathroom
- Allocated parking
- Moments from Constitution Hill Viewpoint
- No forward chain



About the Property

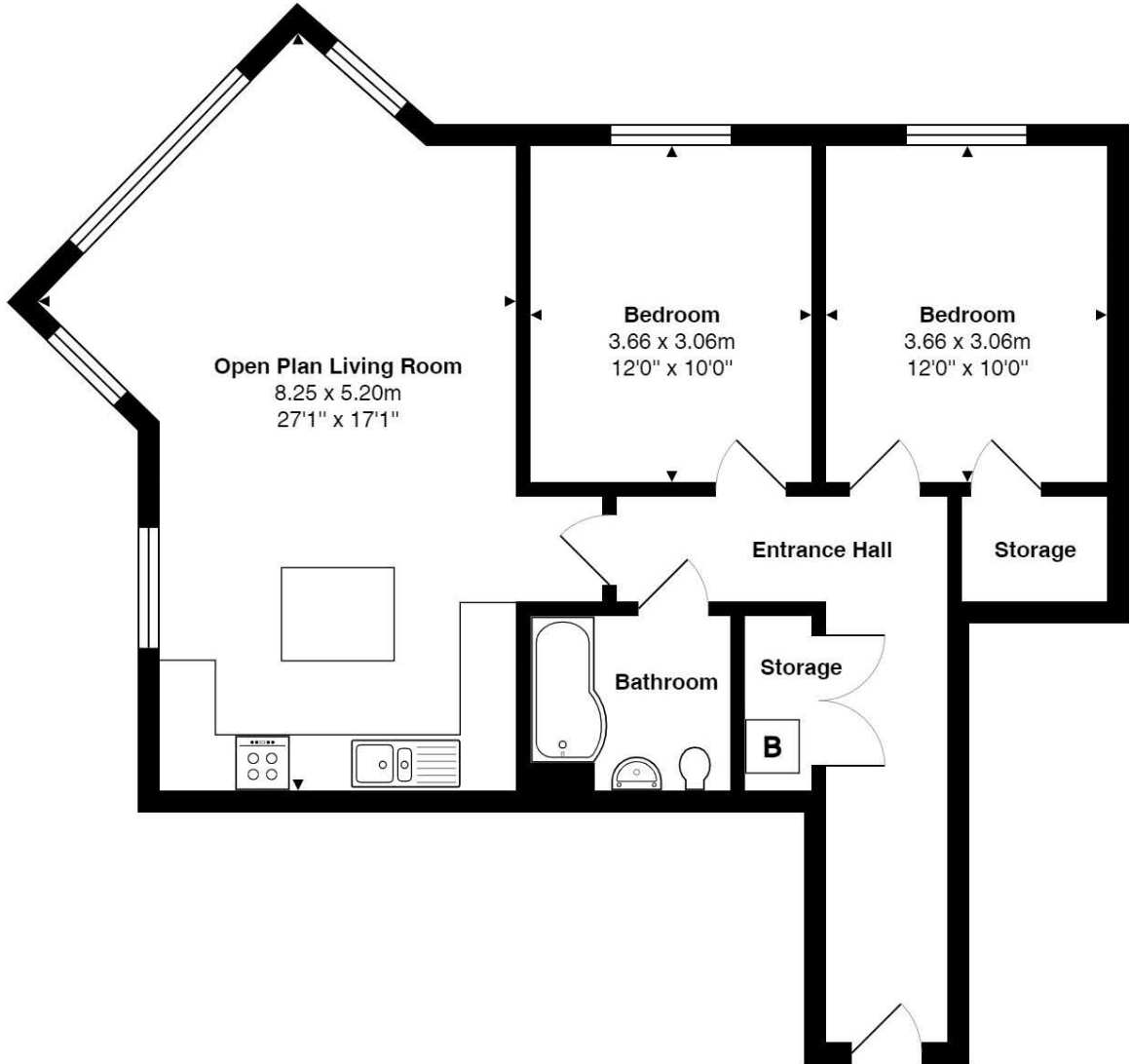
On entering the property there is a large private hallway with a double storage cupboard, and independent access to every room of the apartment from the hallway. Undoubtedly the star of the show inside the property is the open plan kitchen, dining and living area. This contemporary space is flooded with light from a large feature corner window and if you're looking for a space that's ideal for entertaining it doesn't get much better than this.

Both of the bedrooms are comfortable doubles and there is also a contemporary bathroom with a modern suite that's sensibly positioned next to the bedrooms. This small development of apartments also offers allocated residents parking, but with transport links on your doorstep, local shops and amenities a stone's throw away and the open space and stunning views of Constitution Hill Viewpoint, your car could become a thing of the past...!

Tenure: Share of Freehold

Service Charge: Current annual service charge is £850.00

Council Tax Band: B





About the Location

Conveniently situated only a short stroll from the comprehensive amenities along Ashley Road, including Waitrose supermarket, post office, banks and doctors' surgery. It is also within easy reach of Ashley Cross village, the sandy beaches of Poole Bay and midway between the town centres of Bournemouth and Poole which are both accessible by regular buses. There are a variety of local schools nearby, and close by are both Parkstone and Branksome railway stations, giving mainline fast links to Southampton and London Waterloo. There are regular ferries from the port of Poole to both France and the Channel Islands.

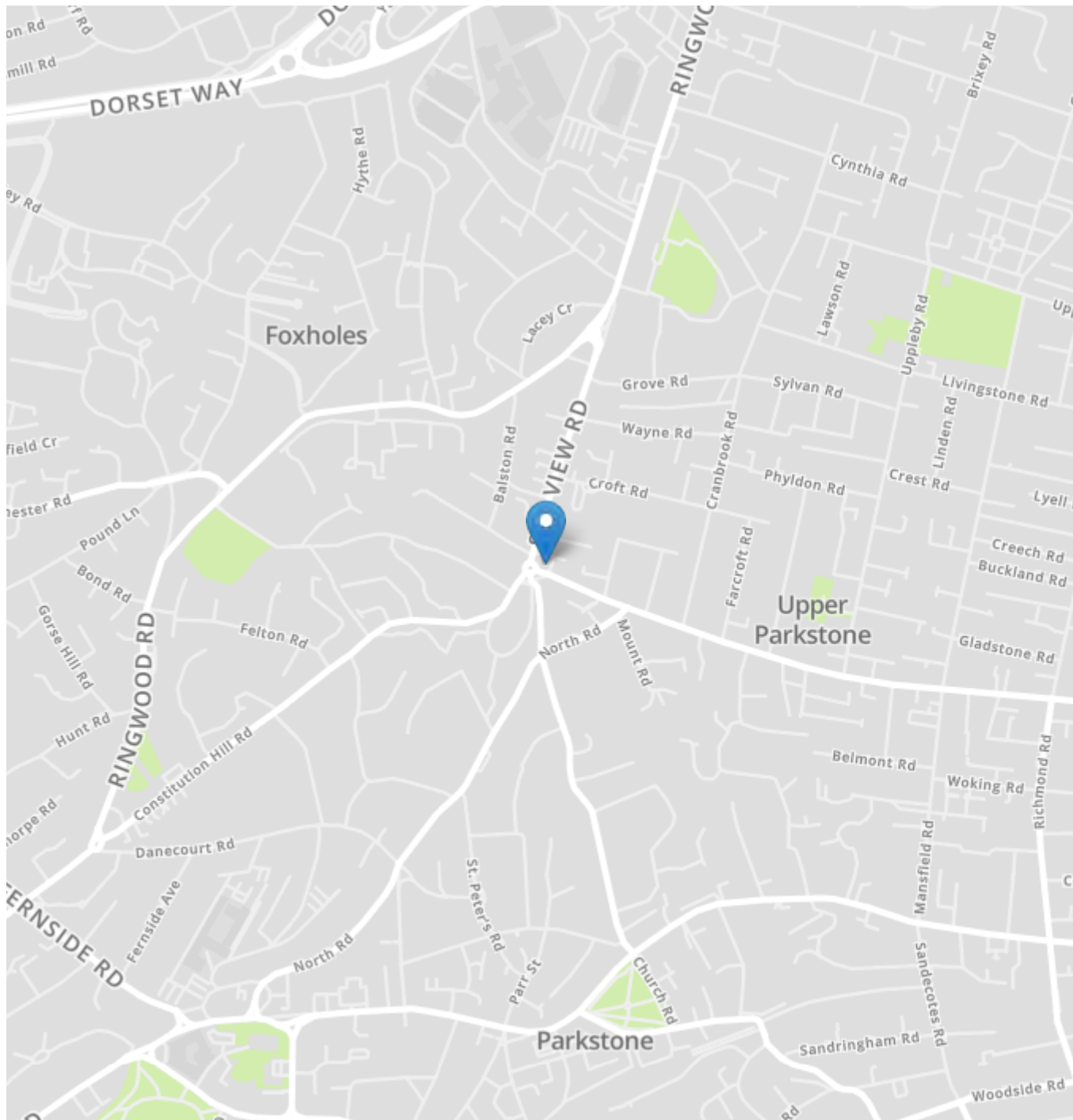


About Mays

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+) A		
(81-91) B	87	87
(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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