

Steepdene, Poole BH14 8TE

Guide Price £260,000 Share of Freehold

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Property Summary

A fabulous open plan two bedroom apartment with a large roof terrace, enjoying elevated Poole harbour views and ideally positioned in walking distance of Ashley Cross Village.



Key Features

- Purpose-built modern apartment
- Large private roof terrace with panorama Harbour views
- Contemporary open plan living lifestyle space
- Two double bedrooms
- Landscaped communal grounds
- Private garage & ample parking
- Perfect first-time buy or investment opportunity
- Ideally positioned close to Ashley Cross Village



About the Property

Located on the fourth floor, this purpose-built apartment has an entrance hall with storage, two double bedrooms, a fully tiled bath/shower room and a contemporary open plan living room with a defined kitchen area and breakfast bar – perfect for modern living.

The private roof terrace is accessed via glass doors and gives an impressive 200-degree panorama view of the Harbour and surrounding countryside.

In total, this apartment offers the perfect first-time buy, second home or investment opportunity.

Steepdene is a development set in mature landscaped communal grounds with ample parking, each with its own private garage.

Tenure: Share of Freehold

SERVICE CHARGE - £110 per month to include a reserve fund contribution. The block is overseen by Rendall & Rittner managing agents.

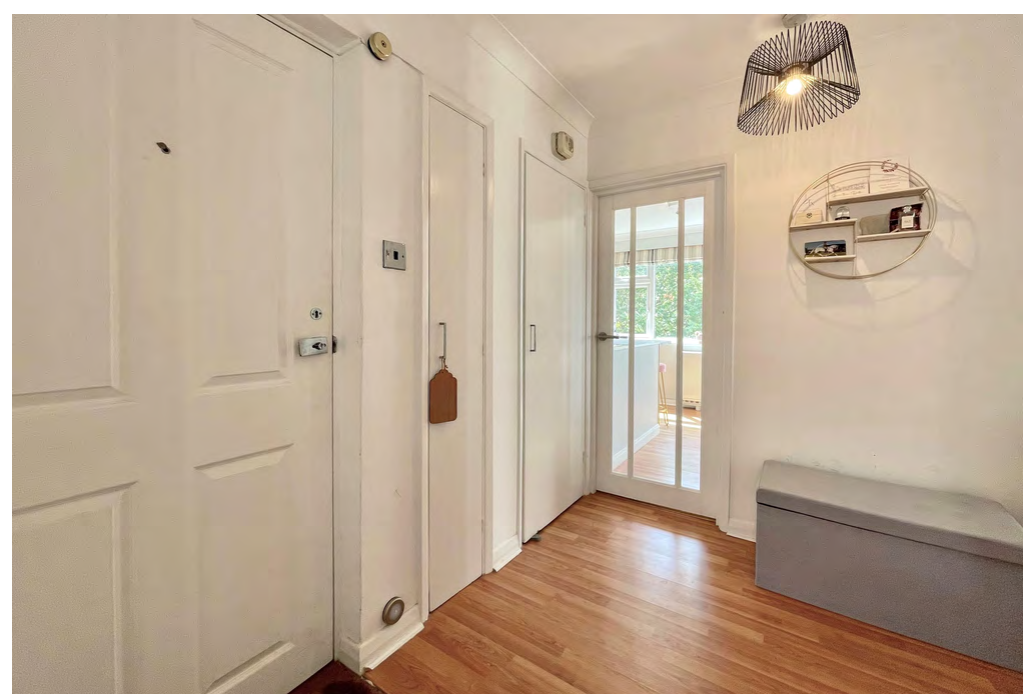
Council Tax Band: B

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

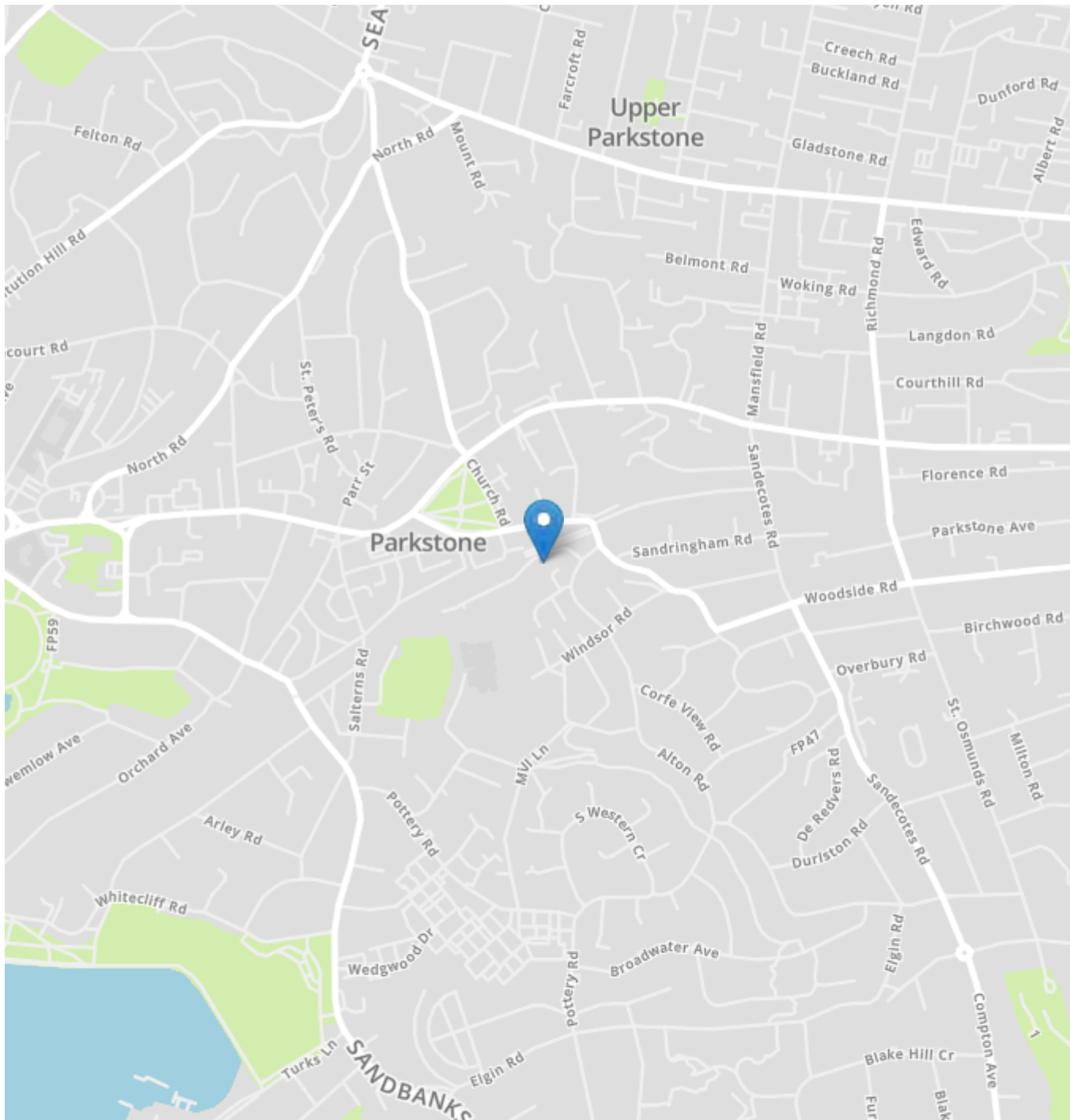


About Mays

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		
(69-80) C		72
(55-68) D	52	
(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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