

Flat 6 Aspiration, 3 Glenair Road,
Ashley Cross,
Poole BH14 8FE



A modern, spacious two double bedroom, two bathroom apartment extending to approximately 1,000 sq ft. Benefitting from two south facing balconies, two secure underground parking spaces and within close proximity to Ashley Cross and Poole Park boating lake.

£365,000
VIEWING HIGHLY RECOMMENDED







Situation & Description

Ashley Cross is a vibrant area of Poole, known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London.

Aspiration is a highly sought after, purpose-built development built in 2008, occupying a peaceful position close to cosmopolitan Ashley Cross and Poole Park boating lake.

Apartment 6 is located on the elevated ground floor, extending to approximately 1,000 sq ft and benefitting from two private south facing balconies, lift access and two underground car parking spaces with secure entry phone system.

On entering the property via a well-kept communal entrance, you are greeted by a spacious entrance hall with all principal rooms leading off.

The open-plan lifestyle kitchen space is divided by a peninsular unit and provides a breakfast bar with seating. The fully equipped kitchen area offers an excellent range of high quality units complete with granite work top and integrated appliances. The spacious lounge can be accessed via the kitchen/breakfast room or from the main entrance hall and offers plenty of space for soft seating. Both spaces enjoy private south facing balconies.

Two large double bedrooms are fitted with floor to ceiling wardrobes and are located to the rear of the development. The main bedroom offers a luxury and stylish en-suite shower room. The second bedroom is served by a contemporary bathroom with a white suite and is fully tiled.

The apartment comes with two allocated car parking spaces situated in the secure car park beneath the development.

Tenure: Share of Freehold

Maintenance: approximately £2,100 per annum

No holiday lets allowed

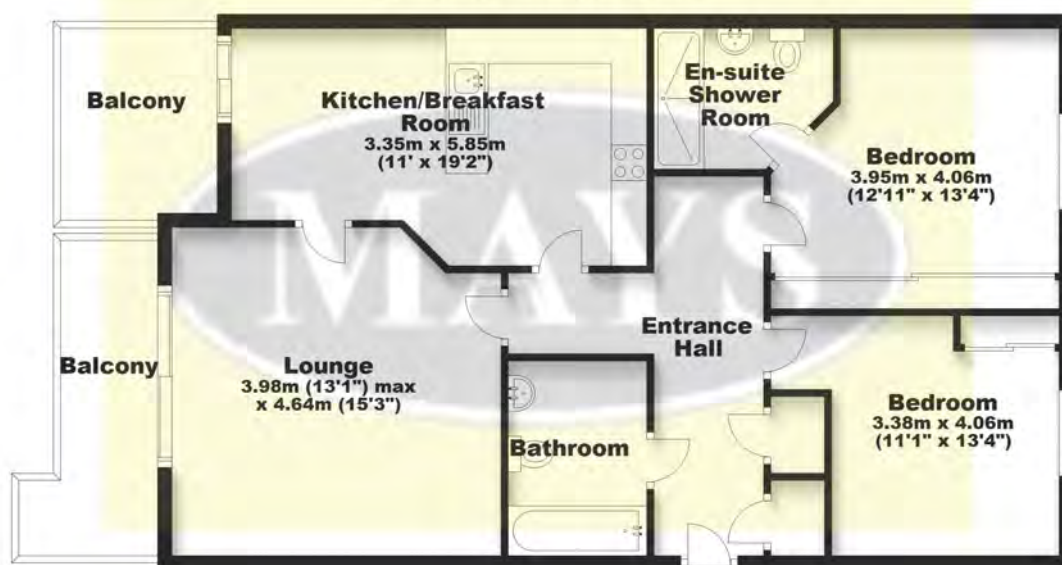
No pets allowed

- Immaculate raised ground floor apartment
- Open-plan lifestyle kitchen space
- Spacious lounge with bi-fold doors
- High quality fully equipped kitchen
- Two luxury shower/bathrooms
- Feature high ceilings throughout
- Two south facing balconies
- Ashley Cross location near Poole Park boating lake
- Two secure allocated parking spaces
- Residents bike store

VIEWING HIGHLY RECOMMENDED

Ground Floor

Approx. 90.4 sq. metres (973.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.6 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 misstatement. 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

290 SANDBANKS ROAD
LILLIPUT, POOLE, DORSET BH14 8HX
TEL: 01202 709888
FAX: 01202 707648 EMAIL:
POOLE@MAYSESTATEAGENTS.COM

