

FOR SALE

3 St Peters Mews, Ashley Cross,
Poole, Dorset BH14 0DN



PHILIPPA SOLE



Offers in Excess of
£375,000

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Private south-facing garden

2 double bedrooms with fitted wardrobes

Luxury ensuite bathroom

Additional high-spec shower room

Covered car park space + storage cupboard

Pets allowed under licence

No holiday lets

Built 2019 - 199 year lease

Band C: £1,820.65

Maintenance charge £1029.16

Leasehold

[Click here for virtual tour](#)

About this property

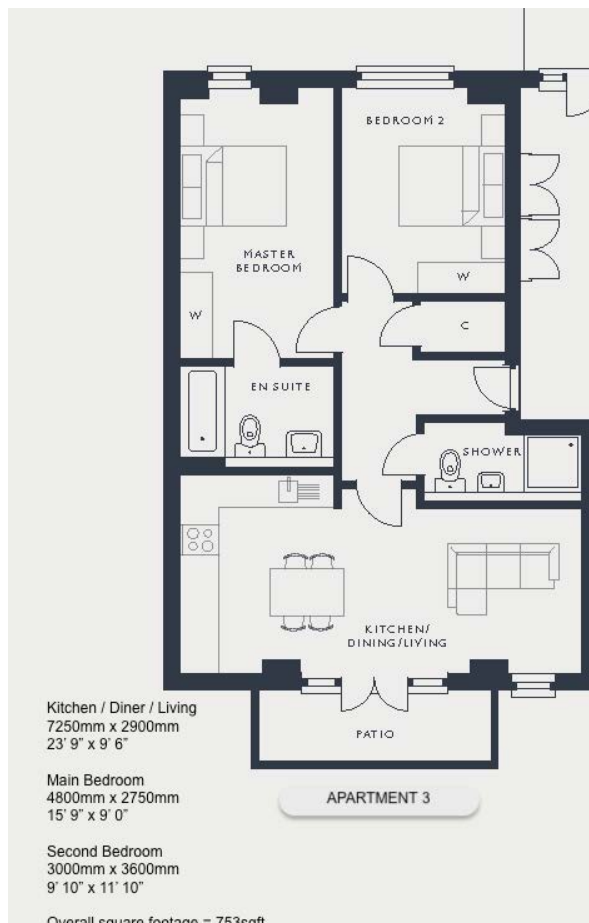
Set within the conservation area of the historic heart of Ashley Cross, this apartment is a beautiful modern conversion of the original St Peter's Old School Hall by award-winning Bayview Developments in 2019.

Tucked away at the rear of this courtyard development and less than 50m stroll from the private covered car park space is the entrance into this former Victorian School Hall, converted into 8 apartments by award-winning Bayview Development in 2019. As you enter this 2-bedroom garden apartment, you are immediately impressed by the quality of finish. Turning left from the hallway you are drawn in by the southerly aspect of the kitchen / living room with the sunlight flowing in through the extra wide set of French Doors and living room window. The immaculately presented kitchen / diner has a feature antique mirrored backsplash, which cleverly enhances both space and style. There is a relaxed dining area adjacent to the doors to the garden giving you the option to eat inside but feel outside. The well proportioned garden is walled adding warmth, privacy and ornamental options, with mirrors and planting prettily decorating it by the current owners. The balcony from the apartment above creates a sheltered outside entertaining area making use of the patio area. The rest of the garden is laid with artificial grass and paving, making it an easy-maintenance private sun-trap. Returning inside, the opposite end of the kitchen is the lounge area featuring a modern electric fire on the far wall. In the hall is a conveniently located high-spec shower room, which also services the second double bedroom at the end of the hall. The main bedroom is spacious with custom-fitted wardrobes and a good-sized luxury ensuite bathroom enhanced by intelligent lighting when you enter. Both bedrooms have windows to the outside with low level planting creating a pleasant green vista.

Location

The geographical heart of Ashley Cross is centred around the Village Green with its mature trees, pathways and a Victorian Fountain where people sit and enjoy a coffee from one of the many surrounding coffee shops & delis. Parkstone Train Station is a few minutes walk across the Village Green with trains to major cities on the south coast and into London in approx. 2 hrs. Ashley Cross has a vibrant community including a proactive library that works closely with the popular and over subscribed local Junior School, Baden Powell & St Peters. There is a hive of social activity particularly around the historic triangle surrounding St Peter's Church, where there are 4-5 pubs, coffee shops, a co-working hub, beauticians, florist and social club; all less than 100m from St Peter's Mews.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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