



Approach Road, Lower Parkstone, Poole BH14 8BH

## About the Property

We are delighted to present this modern, purpose-built two-bedroom, two-bathroom flat, ideally situated in the sought-after area of Ashley Cross. Offering a blend of contemporary living and convenience, this apartment is perfect for those seeking a comfortable and well-equipped home in a vibrant and accessible location. With stylish features, and proximity to local amenities, this property provides an excellent opportunity for those looking to enjoy the best of Ashley Cross living.

The apartment offers a spacious and inviting lounge, featuring two rear-facing windows that allow for plenty of natural light. The lounge flows into a fitted kitchen, providing both functionality and convenience for daily living.

One of the two bedrooms is a comfortable double, complete with built-in wardrobes and an en-suite shower room, offering a private and practical lifestyle. The second bedroom is a single, ideal for use as a guest room or home office, providing versatile living space for a variety of needs.

The property also includes a well-appointed family bathroom, which comes with a shower over the bath, offering the perfect balance of relaxation and practicality. The apartment benefits from double glazing throughout, ensuring a comfortable living environment with good insulation.

Additionally, there is the added convenience of an allocated off-road parking space, ensuring secure and easy access to the property at all times. This feature, along with the overall modern layout, makes the flat an ideal choice for those seeking a comfortable and well-equipped home. The property is available unfurnished, making it a great option for those looking to move into a long-term rental.

Council tax Band: B

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): First floor

Unavailable to pets

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 road's 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.

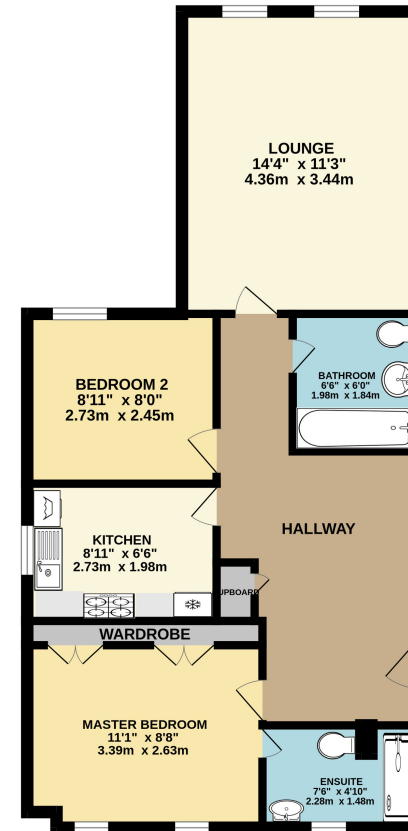
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## Key Features

- Two bedrooms and two bathrooms
- Kitchen with fitted appliances
- Spacious lounge
- Ensuite shower room to principal bedroom
- Gas central heating
- Located in the heart of Ashley Cross
- Unfurnished
- One allocated parking space
- Family bathroom
- Modern layout

FIRST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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.  
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### 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 and letting property 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.

**MAYS**  
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