

Audley Lodge

15 Glenair Road, Lower Parkstone BH14 8AA

£260,000 Leasehold

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Property Summary

A charming and surprisingly spacious two-bedroom, two-bathroom first-floor apartment – south-facing and full of natural light. Complete with its very own private garden and garage, this home is offered to the market chain free.



Key Features

- Beautifully presented first-floor apartment
- Living/dining room bathed in natural light
- Modern fitted kitchen
- Principal bedroom with ensuite
- Spacious second bedroom
- Family bathroom
- Private garden
- Garage & the potential for two off-road parking spaces
- Perfectly located close to Ashley Cross village
- No forward chain



About the Property

Searching for a home that combines space, light and a touch of luxury, then this beautifully presented two-bedroom, two-bathroom first-floor apartment could be just the one. With a south-facing aspect, its own private garden and a garage, this chain-free property is ready to move straight into and enjoy.

Step inside and you'll immediately feel the sense of calm and openness. The living/dining room is elegant bathed in natural light from the dual-aspect windows – perfect for dinner parties or simply unwinding at the end of the day.

The modern kitchen is fitted with integrated appliances including an oven with gas hob, fridge, dishwasher and washing machine.

The spacious principal bedroom boasts an ensuite and a versatile alcove – an ideal nook for a home office, dressing table or even a reading corner. The second bedroom is a spacious double and served by a contemporary family bathroom.

A rare luxury for an apartment is outside space and this particular property benefits from a private rear garden, currently laid to lawn, offering the perfect retreat for alfresco dining, relaxing or optional parking for two vehicles. A private garage is also included with this apartment.

We highly recommend booking a viewing to truly appreciate what's on offer.

Tenure: Leasehold (138 years remaining)

Service charge: £250.00 per quarter (£1,000 pa)

Council Tax Band: B

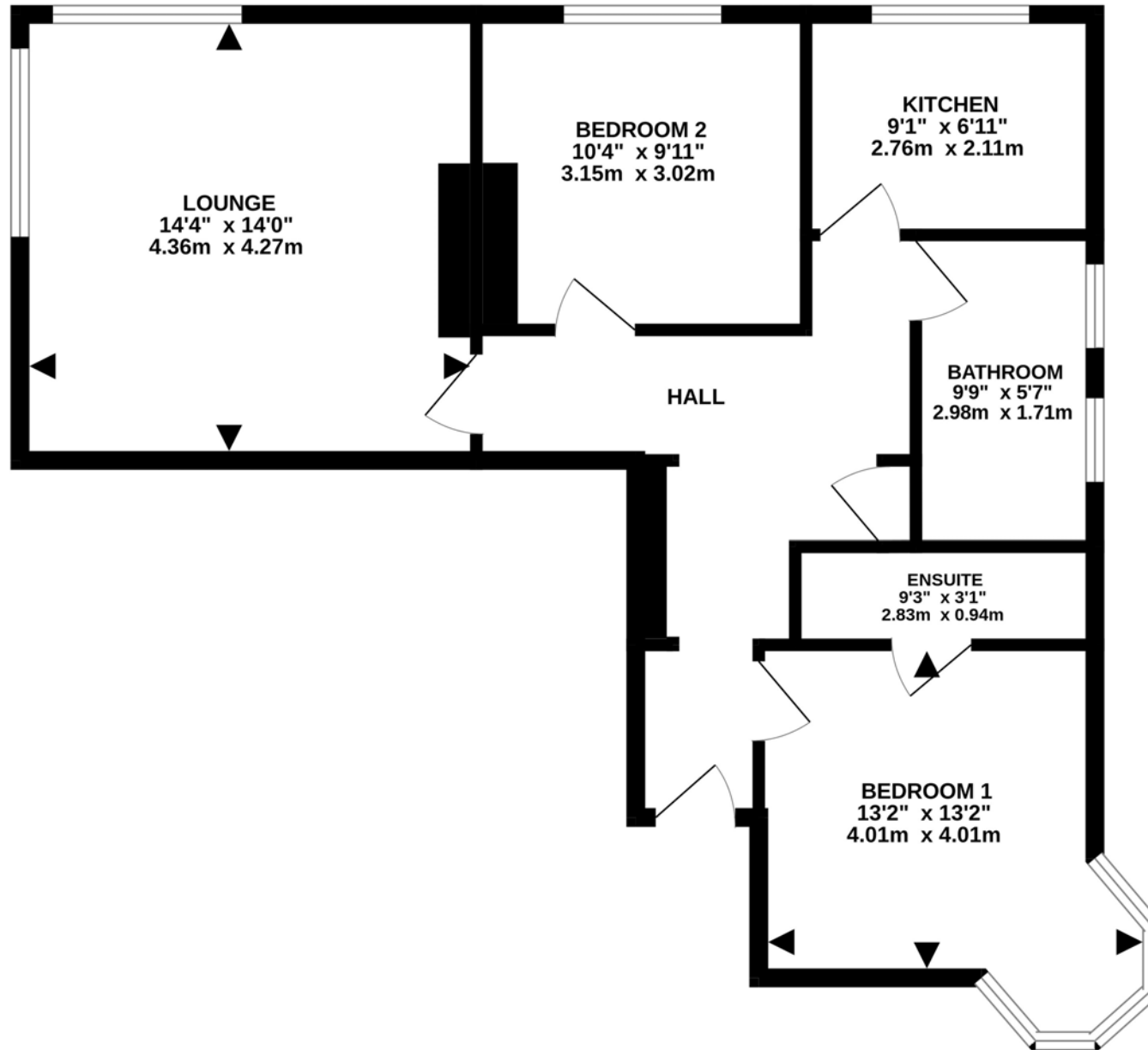
Holiday lets/airbnb are not permitted / Pets permitted

Agents note: Audley Lodge is a well-maintained development with in-house management



TOTAL FLOOR AREA : 732sq.ft. (68.0 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 the Location

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. Nearby Poole Town Centre offers a diverse choice of shopping, relaxed strolls along Poole Quay and an excellent selection of cafés, bars and restaurants.

Just a short drive away, the award-winning sandy beaches of Sandbanks beckon. From here, the chain ferry provides a gateway to Studland, the dramatic National Heritage Coastline and the Purbeck Hills, with their outstanding walking and cycling trails.

The area is exceptionally well-connected, making it an ideal base for both work and leisure. Poole and Parkstone mainline railway stations provide direct services to Southampton and London Waterloo, while the nearby M27 offers convenient road links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are within easy reach, and Poole

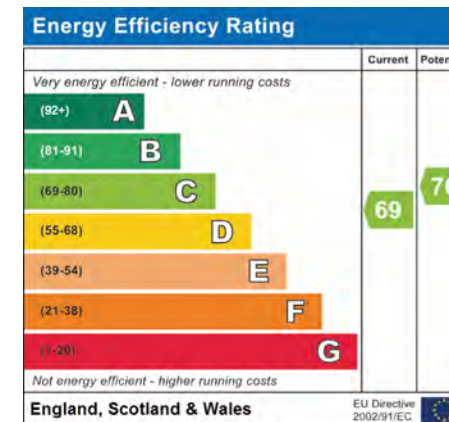
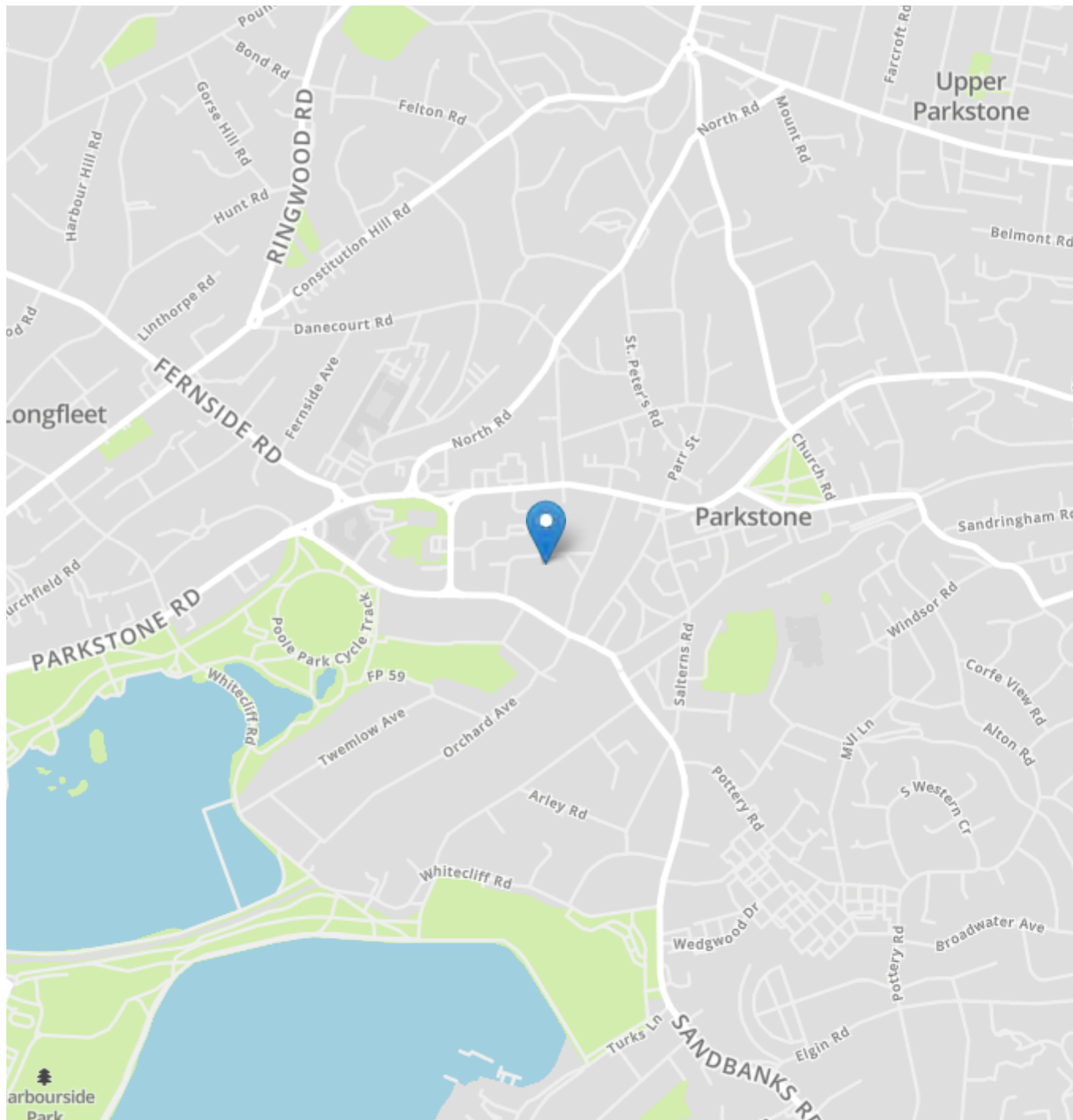


About Mays

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.



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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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