

Lime Lodge
13 Danecourt Road, Lower Parkstone BH14 0PG
Offers over £340,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

Finished to an exacting standard, this two double bedroom ground floor apartment with a private garden forms part of an exclusive and recently constructed development by Ashdrew Homes.

The internal design of the property is superb with a large open plan kitchen/dining and living room opening to a private garden, and both bedrooms having the use of their own private bathrooms.

The property also has a great positioning to the rear of Lime Lodge which allows for immediate access from your own private garden to a further large landscaped communal garden.

Lime Lodge is set on a quiet, tree lined road moments from the amenities and café culture of Ashley Cross and Parkstone mainline train station.



Key Features

- Communal entrance hallway with secure video entry
- Private hallway with large storage cupboard
- Stunning open plan kitchen/dining area
- Living area with double doors leading to garden
- Main bedroom with contemporary ensuite
- Second double bedroom and further bathroom
- Direct access to your own private garden
- Beautifully landscaped grounds
- EV charging point, private parking and residents bike store
- Pets allowed



About the Property

On entering the property there is a good-sized hallway which has a large storage cupboard. The kitchen, dining and living area are open plan which creates a wonderful feeling of space and the perfect environment for entertaining friends or family. As can be seen from the photographs the kitchen has been beautifully fitted with a comprehensive range of units and quality appliances and double doors open from the main living area to a private rear garden.

The main bedroom has a private ensuite shower room whilst the second double bedroom can enjoy independent use of the large main bathroom. Both bedrooms are situated to the rear of the development and overlook the garden.

The private garden is hard-landscaped and is retained with iron railings and a gate. What we particularly like about the positioning is that the garden opens to steps which lead directly to a large, sunny landscaped communal garden. The development also has a bike storage shed for residents, allocated parking with EV charging points and exterior courtesy lighting

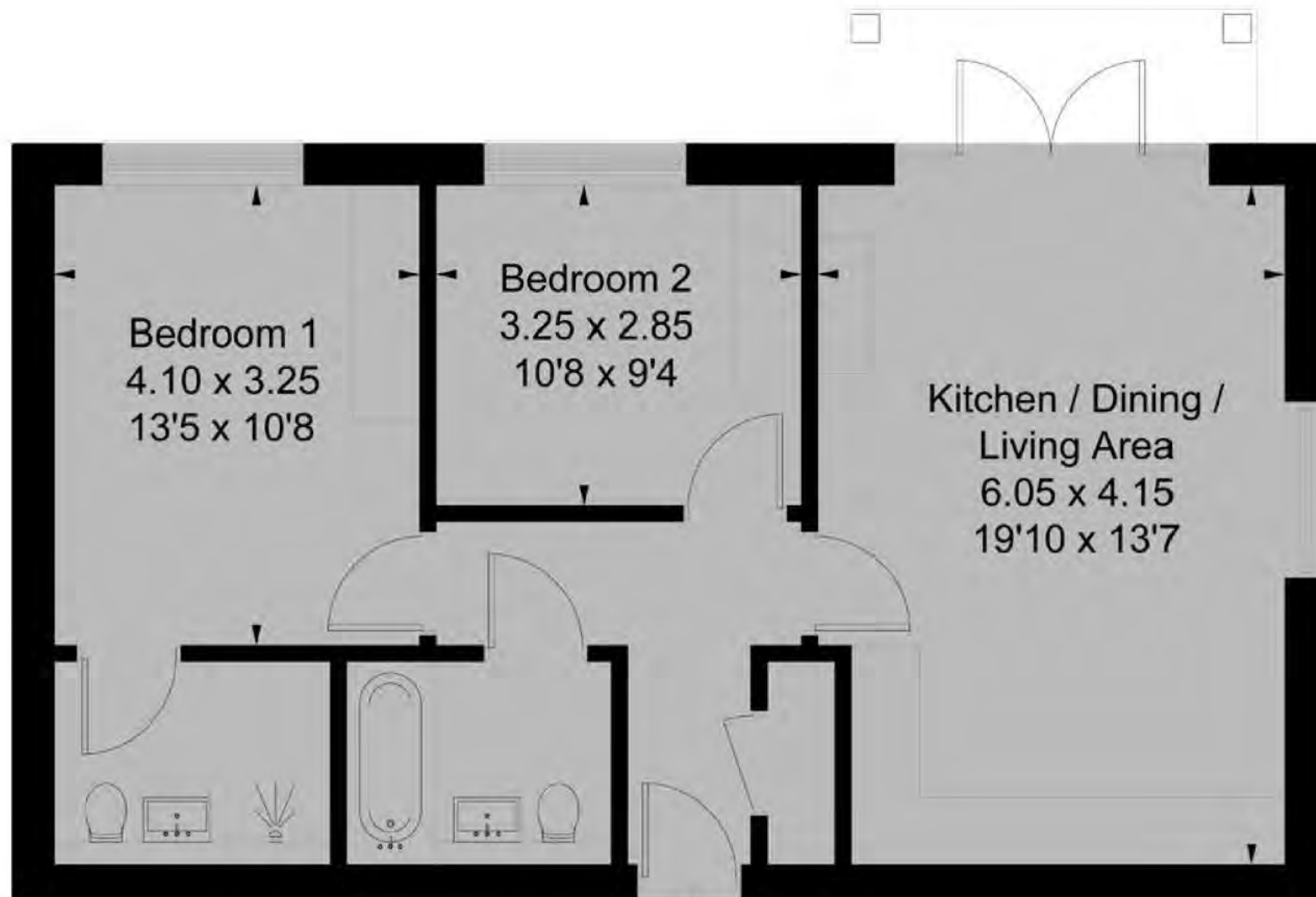
Tenure: Share of Freehold

Service Charge: £1,140 per annum

Council Tax Band: C

Notes: Pets are allowed





Ground Floor



About the Location

Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. Its quayside entertainment has grown to accommodate a centre of commerce, cafes and nightlife.

Poole Park, boasting a boating lake, café and waterfront restaurant, Poole town centre, Baiter Park and Whitecliff Park are all close by with the world-renowned Sandbanks peninsula just a short drive away.

Poole train station offers great rail links to a variety of destinations including Southampton and London and the local ferry port provides crossings to the continent.

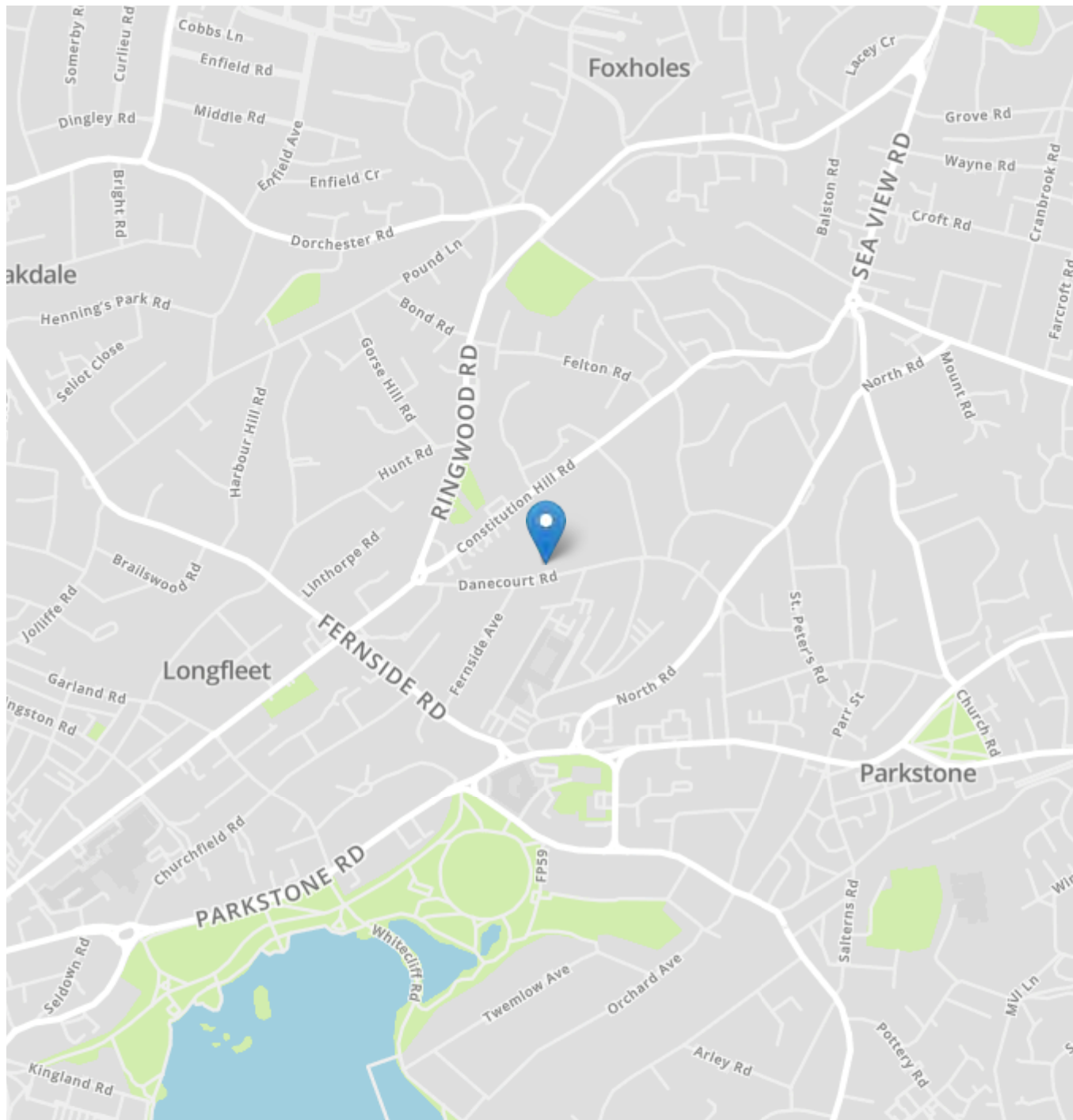


About Mays

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	78	78
(55-68) D		
(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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS