

Robin Cottage  
Glenair Avenue, Lower Parkstone BH14 8AD  
£599,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A modern beautifully appointed three bedroom, two bathroom cottage style semi-detached home with a generous south facing garden, privately situated in the heart of Ashley Cross near to Poole Park and Parkstone station.



## Key Features

- Charming cottage style semi detached home
- Impressive open plan kitchen lifestyle space & separate utility
- Underfloor heating on the ground floor
- Principal bedroom with ensuite & two further bedrooms
- Luxury family bathroom
- Large south facing rear garden
- Sizeable front courtyard & allocated parking
- Solar panels
- 10 year builders warranty
- Privately situated in the heart of Ashley Cross



## About the Property

Robin Cottage is one of two modern beautifully appointed three bedroom, two bathroom cottage style semi-detached homes, privately situated in the heart of Ashley Cross.

This charming property offers well planned accommodation extending to approximately 1,079 sq ft with an impressive open plan ground floor arrangement, creating a light and spacious feel.

The development is conveniently situated in a favoured location, within a short stroll of both central Ashley Cross and Poole Park. The property is privately positioned at the end of a long driveway giving access to a sizeable front courtyard, including two parking spaces. A particular feature is the generous outside space and large south facing rear garden.

Entering via a front porch, a spacious reception lobby welcomes you with a built-in storage cupboard and an adjoining guest cloakroom. The open plan kitchen lifestyle space presents a high quality fully equipped kitchen with pale grey shaker style units, complete with white quartz work surfaces and integrated Neff appliances. The front dining area has a bay window, and the rear lounge has double doors opening directly onto the garden. There is also a useful utility room with plumbing for a washing machine and tumble dryer.

Stairs from the reception lobby rise to the first floor landing with a double built-in linen cupboard housing the gas boiler.

The principal bedroom has a fully tiled luxury ensuite shower room. Two further bedrooms are served by an extensively tiled luxury family bathroom.

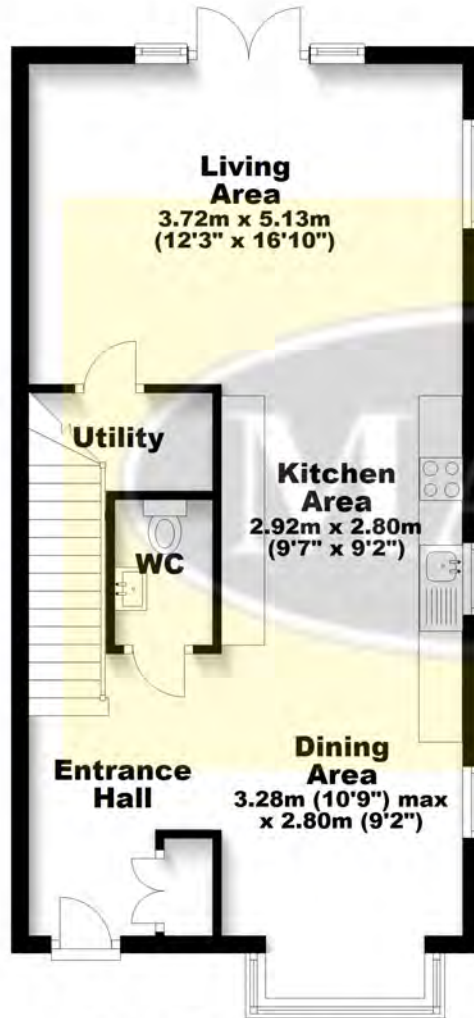
Externally, the property enjoys a large fully enclosed south-facing landscaped rear garden with deck terracing and, to the front, a large front courtyard area with parking area.

Tenure: Freehold

Council Tax Band: D

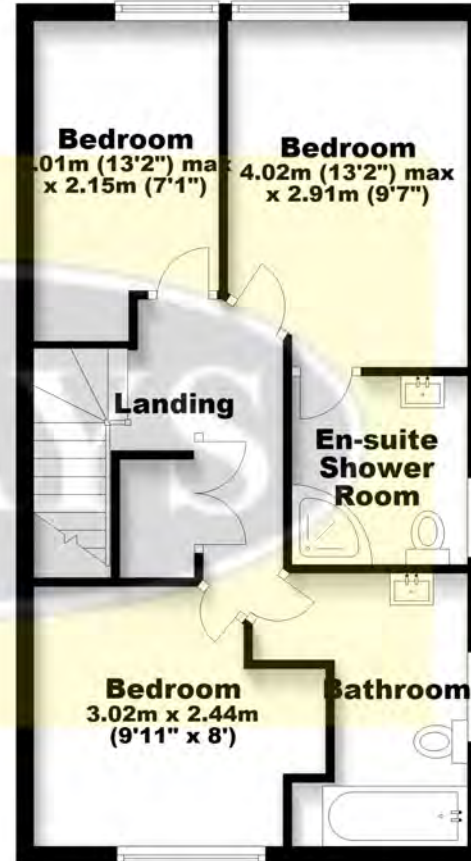
### Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



### First Floor

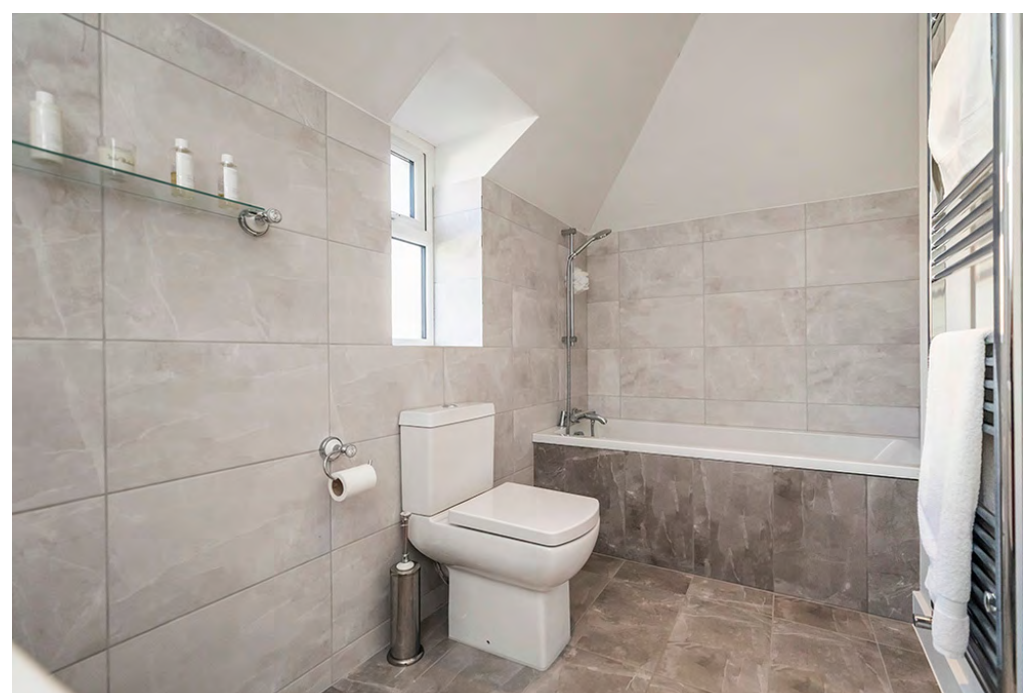
Approx. 48.3 sq. metres (520.0 sq. feet)



**Total area: approx. 100.2 sq. metres (1079.0 sq. feet)**

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Plan produced using PlanUp.



## 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. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London. The nearby Poole Park boasts a boating lake, café and waterfront restaurant. Glenair Avenue is particularly popular with families as it falls within the catchment area of Lilliput and Baden Powell school catchment.

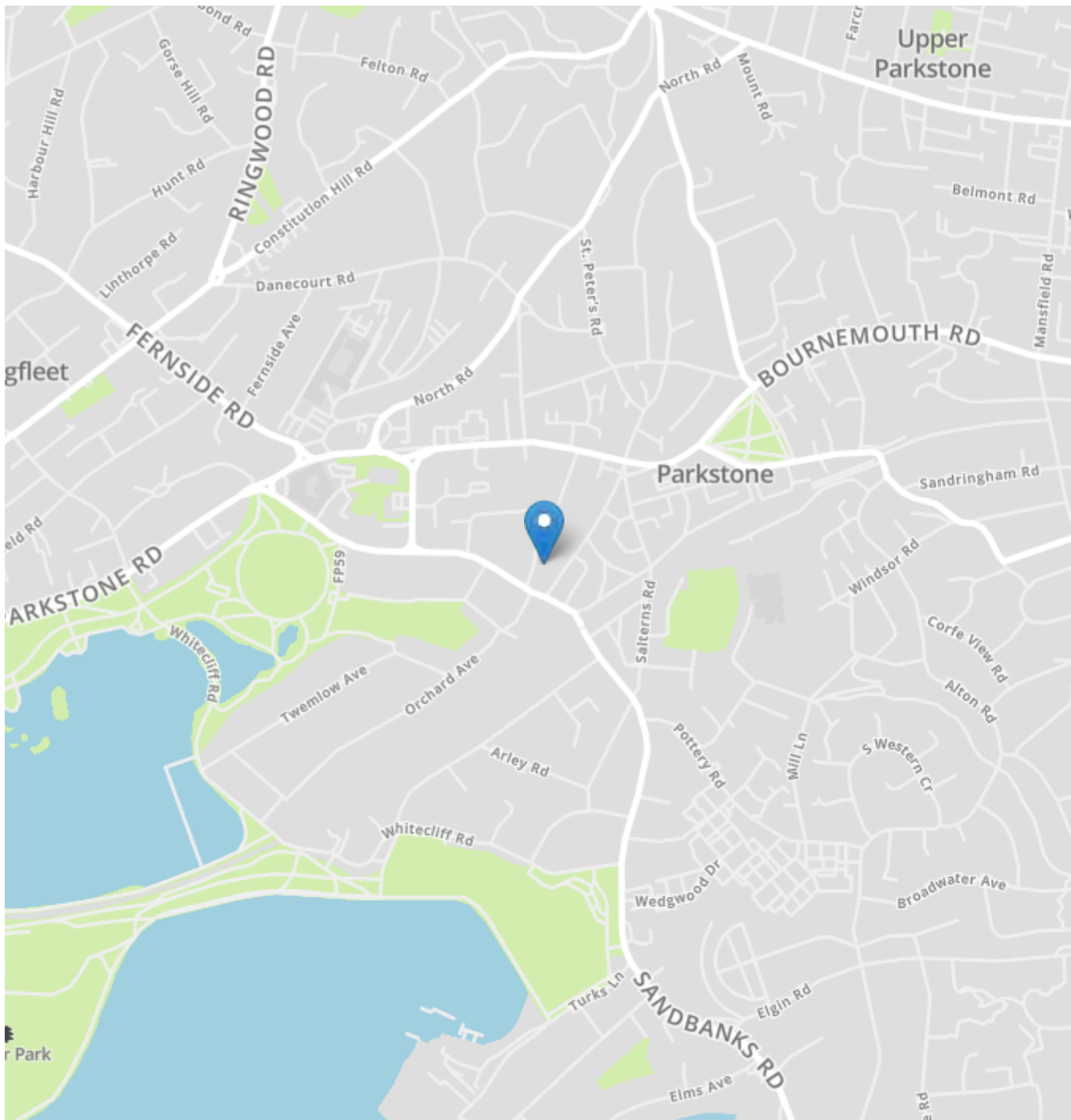



## About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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