

Flat 3 Aspiration, 3 Glenair Road, Lower Parkstone, Poole, Dorset BH14 8FE

£395,000 Share of Freehold

A magnificent three double bedroom first floor apartment situated within this stylish development a stones throw from the popular Ashley Cross with its array of bars, restaurants, shops and amenities.

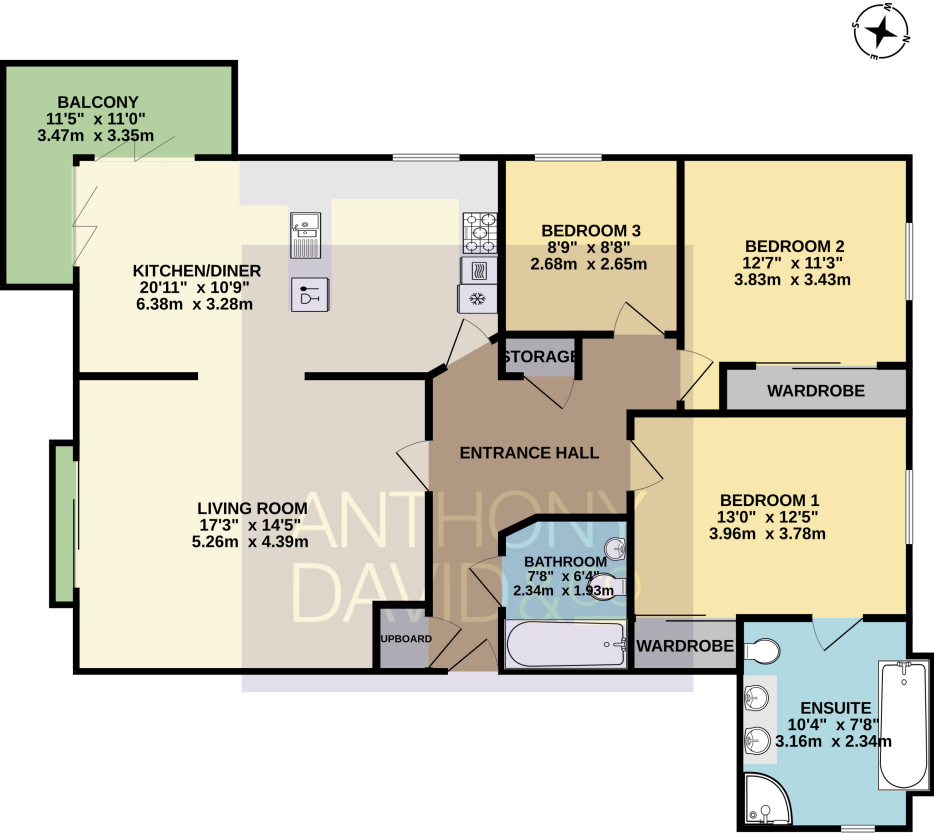
This luxurious property offers over 1100 sq ft of spacious, bright and airy living space. Viewing is imperative to appreciate the elegant accommodation on offer. The living room has floor to ceiling sliding doors with Juliette balcony. The contemporary kitchen diner has integrated appliances. Access to the balcony is via bi fold doors, the balcony has a south and westerly aspect and overlooks the striking communal grounds. Bedroom one has a built in wardrobe and has its own chic en-suite bathroom with his and her sinks. Bedroom two has built in wardrobes. There is also a family bathroom. The property has the benefit of an allocated secure underground parking space.

Further features of this location include Lilliput CoE Infants, Baden-Powell and St. Peters CoE juniors catchments. Poole park with

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**ANTHONY
DAVID & CO**

FIRST FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



- Entrance Door Leads into a 4' hallway
- Living Room 17' 3" x 14' 5" (5.26m x 4.39m)
- Kitchen/Diner 20' 11" x 10' 9" (6.38m x 3.28m)
- Balcony 11' 5" x 11' 0" (3.48m x 3.35m)
- Bedroom One 13' 0" x 12' 5" (3.96m x 3.78m)
- En-Suite Bathroom 10' 4" x 7' 8" (3.15m x 2.34m)
- Bedroom Two 12' 7" x 11' 3" (3.84m x 3.43m)
- Bedroom Three 8' 9" x 8' 8" (2.67m x 2.64m)
- Bathroom 7' 8" x 6' 4" (2.34m x 1.93m)
- Parking Secure underground parking
- Tenure Share of Freehold
- Service Charge Circa £2,502.97 half yearly
- Council Tax Band E

TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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		

Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.