



**Aspirations, 3 Glenair Road  
Lower Parkstone, Poole, Dorset, BH14 8FE**

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

## Leasehold Price £375,000

An impressive 2 double bedroom, 2 bathroom, ground floor apartment with a private south facing terrace. This lovely apartment offers a spacious lounge with bi-fold doors to the terrace, kitchen/diner fitted with integrated appliances and 1 parking space in a secure underground basement. Built in 2010, the current owners were the first people to move in and have added a private gate in the terrace area which they use as their own private entrance.

- 2 double bedroom ground floor apartment
- 2 bathrooms including an en-suite to the master bedroom
- Spacious lounge with bi-fold doors to the terrace and an opening to the dining room
- Open plan kitchen/diner with integrated fridge/freezer, Neff dishwasher, washing machine, oven and microwave
- Private south facing terrace with gate providing private access from the front of the block to the apartment through the bi-fold doors
- 1 allocated parking space located in the secure underground basement
- Plenty of storage cupboards throughout the apartment
- Aspirations is a luxurious block with 10 apartments. Approached by 2 entrances, the development has a security entry phone system and there are 2 passenger lifts which service all floors including the basement. The basement is accessed by a remote-control door.

Aspirations is in a quiet road set within 300 yards of Poole Park with walks to Poole Quay and Whitecliff, 600 yards from Ashley Cross offering a variety of bars, restaurants, and shops. The blue flag beaches of Sandbanks are just over 2 ½ miles away and Poole Town Centre is 1 mile away.

Term of Lease: 114 years approximately (Share of freehold available to buy)

Maintenance Charges: Approximately £1,600 Per Annum

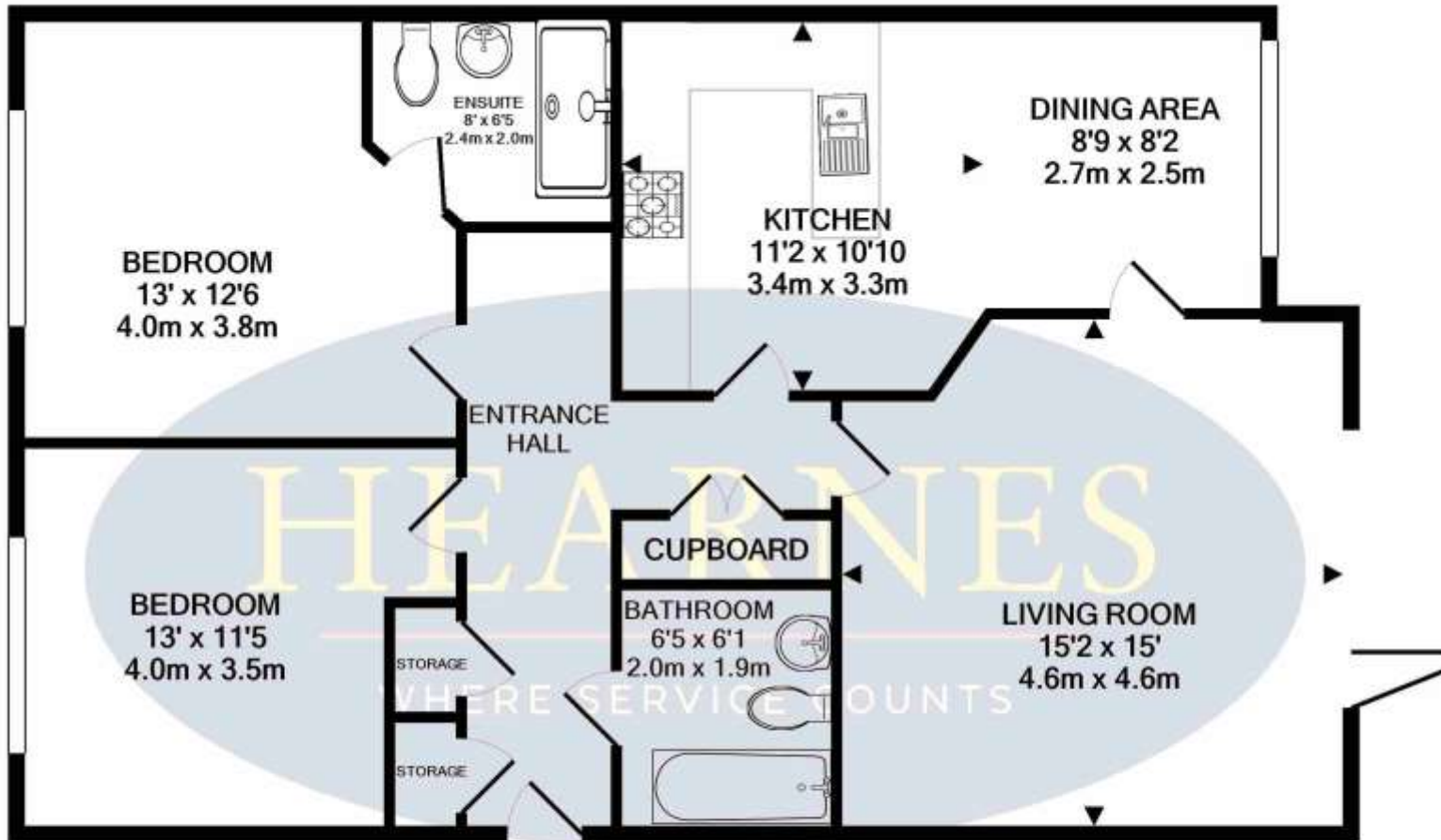
Ground Rent: Approximately £250 Per Annum

COUNCIL TAX BAND: D

EPC RATING: TBC



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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