

Baytrees, 4 St. Peters Road, Poole, BH14



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ESTATE AGENTS

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What it's got.

Don't miss the opportunity to view this beautifully presented two-bedroom, two-bathroom top floor apartment, ideally situated in the vibrant heart of Ashley Cross. Offered to the market with no forward chain, this property is perfect for first-time buyers, downsizers, or investors alike.

Step inside to a welcoming entrance hallway with a generous storage cupboard ideal for coats, shoes, or household items. The family bathroom is a good size and features a modern three-piece suite. To the right, you'll find the second double bedroom, perfect for guests, children, or as a home office.

The heart of the home is the bright and spacious open-plan kitchen, lounge, and dining area, a great space for relaxing or hosting. The kitchen boasts integrated appliances including a dishwasher, along with ample worktop and storage space.

The master bedroom offers ample space for furniture, complete with en-suite shower room.

Externally, the property benefits from one allocated parking space as well as visitor parking. With bonus communal gardens that are immaculately presented for all residence to enjoy.



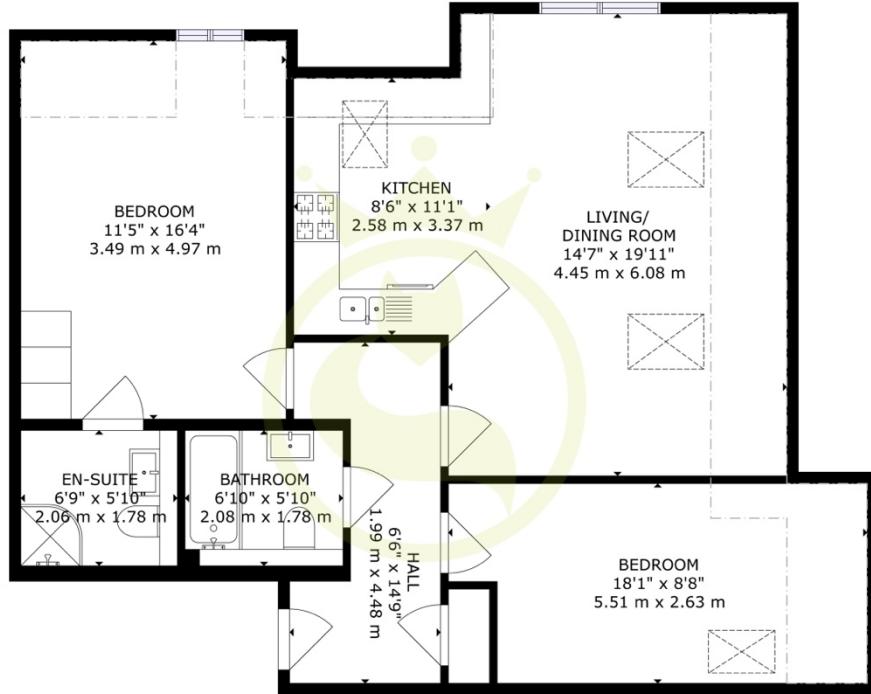


What the owner says.

"I bought this flat as my first home because I wanted a comfortable two-bed in a quiet, well-kept block that felt spacious, had a garden, and was close to everything. It has been a truly special place not only for its brilliant location on the South coast with beaches, the harbour, countryside, bars and restaurants all nearby but also because it's where my daughter was born and the first place I brought her home. Parkstone has such a friendly community, with great transport links and a real sense of safety - I've loved living here. I'm only moving because of a new job out of area. I will be very sad to leave this home full of memories."

Where it is.

Ashley Cross is the place to be! Whether you are a family, couple, downsizing or relocating you will not be disappointed it has something for everyone. The 'village' itself has an array of facilities including library, convenience stores, boutiques, doctors surgery, pharmacy etc. But there is also a vast selection of cafes, eateries, trendy bars and fashionable bistros. You can easily access the local parks, schools and the town centre. Parkstone train station is just short walk away with its regular direct routes to Waterloo, London. Sandbanks beach is also just over 3 miles away. You literally have everything on your doorstep.



GROSS INTERNAL AREA
EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 149 sq.ft, 14 m²
TOTAL: 744 sq.ft, 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Well presented 2-bedroom, 2-bathroom apartment
- Allocated parking for 1 car and visitors bays
- Located in the heart of Ashley Cross
- Service Charge £2000 PA
- Leasehold – 979 years remaining
- Located on the top floor
- Communal gardens
- Purpose-built in 2006
- Ground Rent - £150 PA
- Council tax band – D / EPC - B

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.