



# Lime Lodge, 13 Danecourt Road

Ashley Cross, Poole Dorset, BH14 0PG



LUXURY &  
PRESTIGE  
Exclusive Properties



PRICES FROM  
OIEO £340,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



**LIME LODGE, 13 DANECOURT ROAD**  
ASHLEY CROSS

01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

Please click on the image above to view our short video introduction to this property.

## Interactive 3D Tour

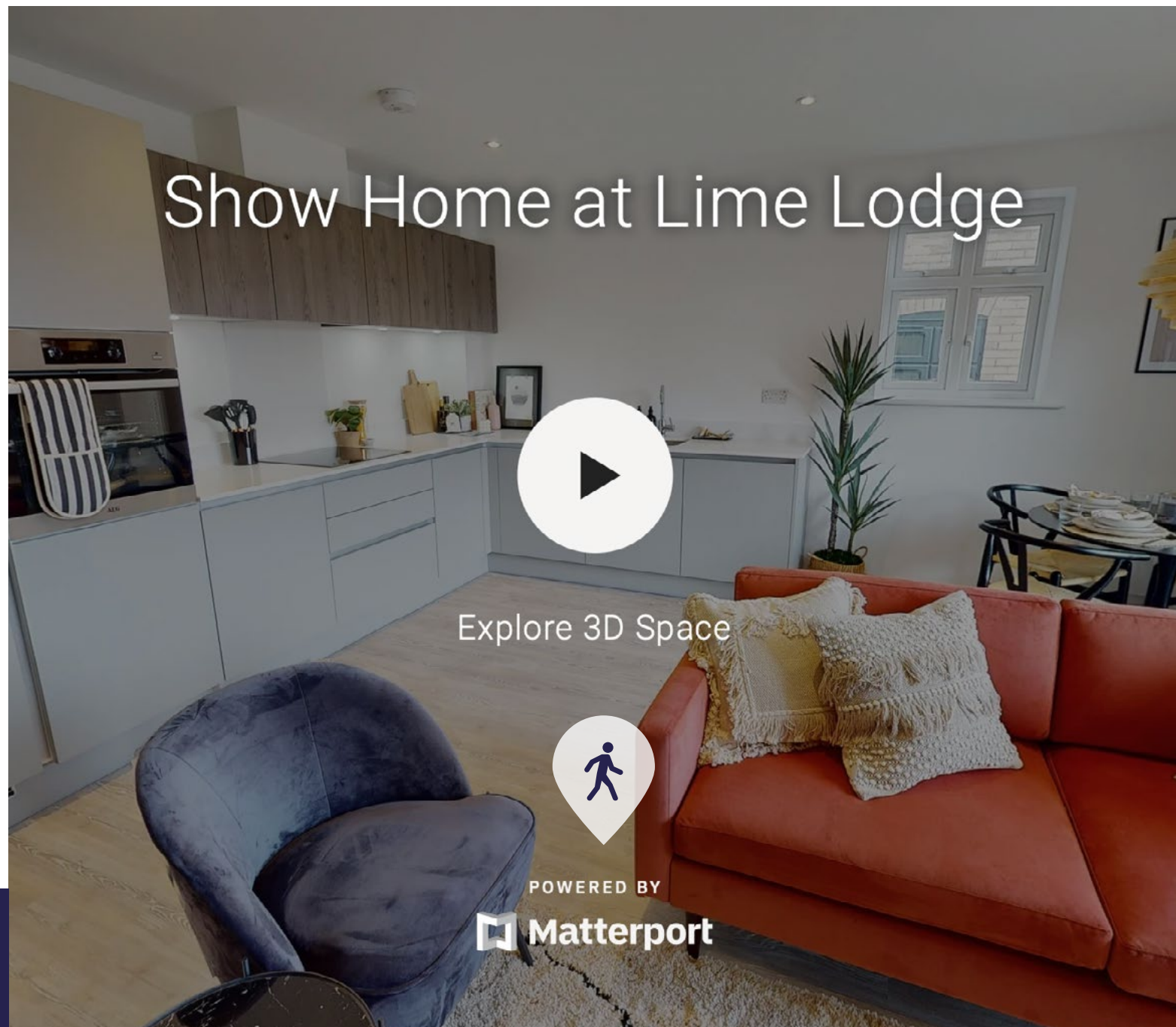
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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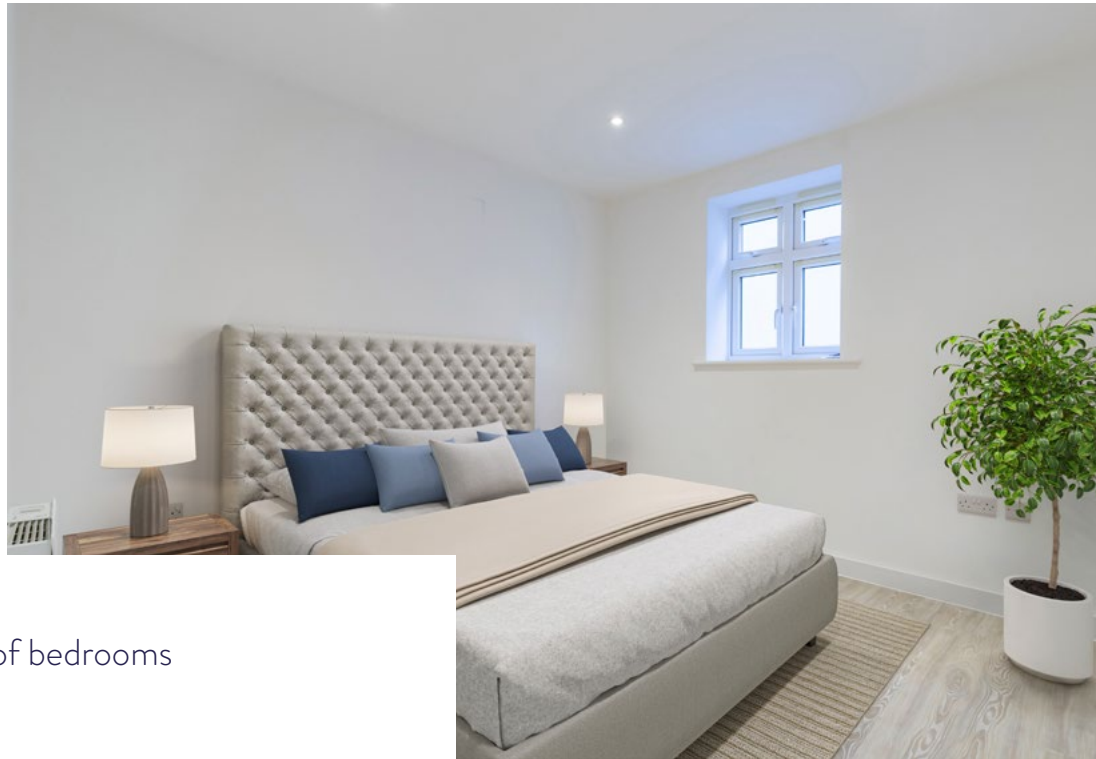






A selection of open plan living spaces





A selection of bedrooms







Apartment 1 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

Approximate Floor Area = 70.0 sq m / 753 sq ft





# Apartment 2 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

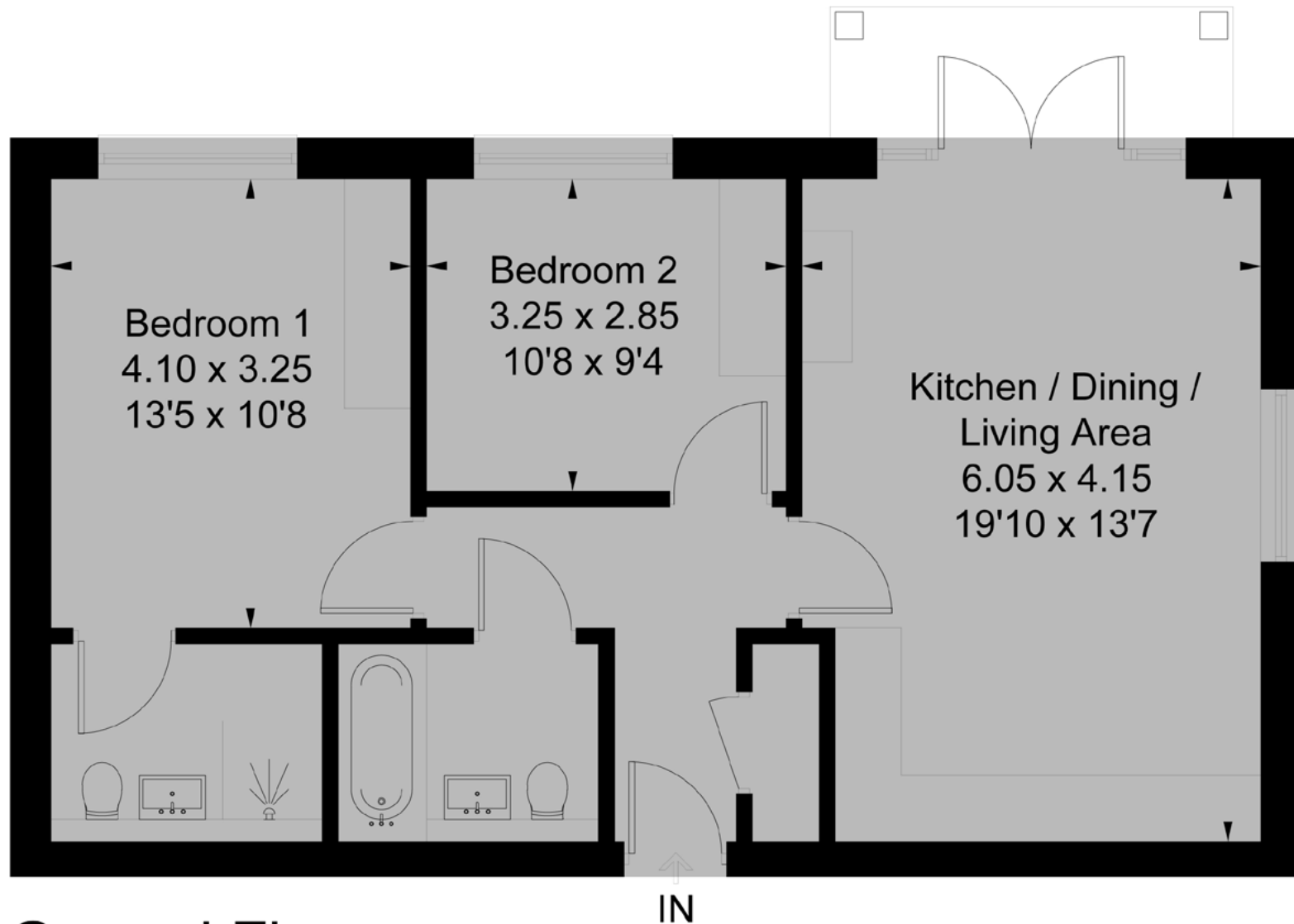
Approximate Floor Area = 70.7 sq m / 761 sq ft





Apartment 3 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

Approximate Floor Area = 66.8 sq m / 719 sq ft



Ground Floor



# Apartment 4 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

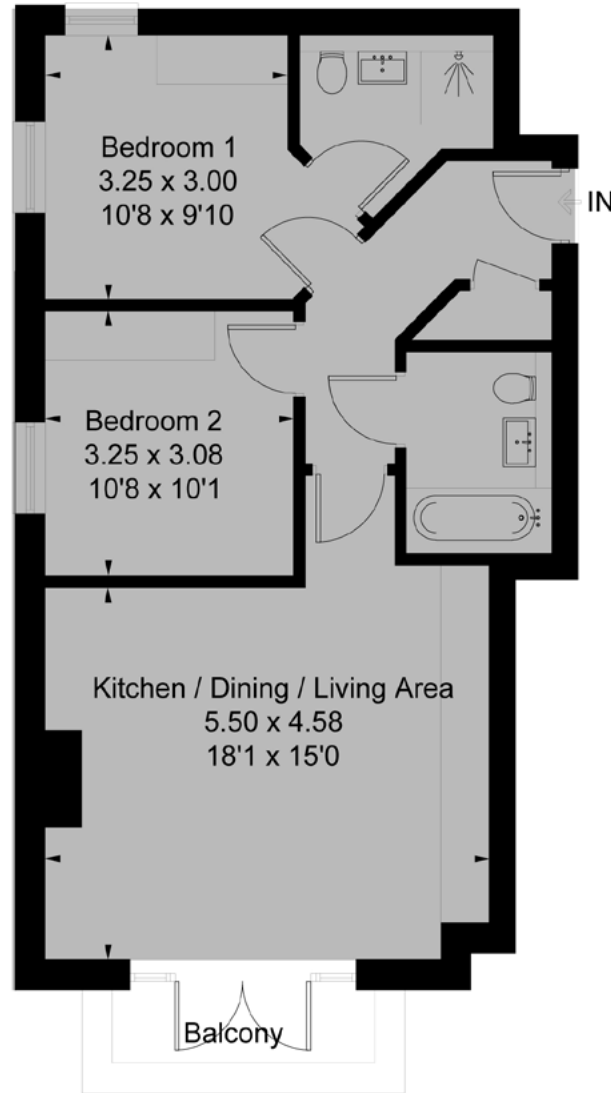
Approximate Floor Area = 70.0 sq m / 753 sq ft





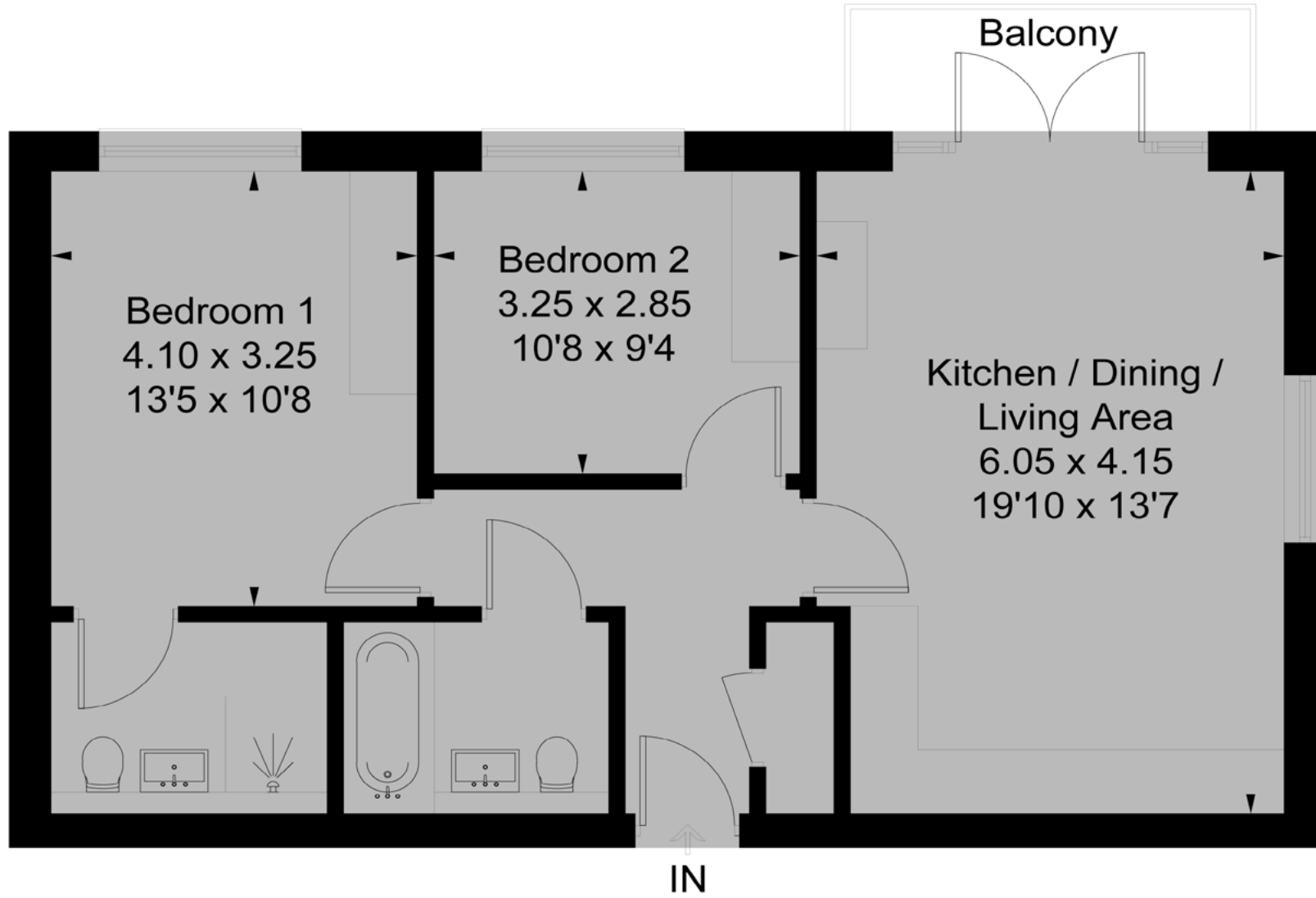
Apartment 5 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

Approximate Floor Area = 66.7 sq m / 718 sq ft



First Floor

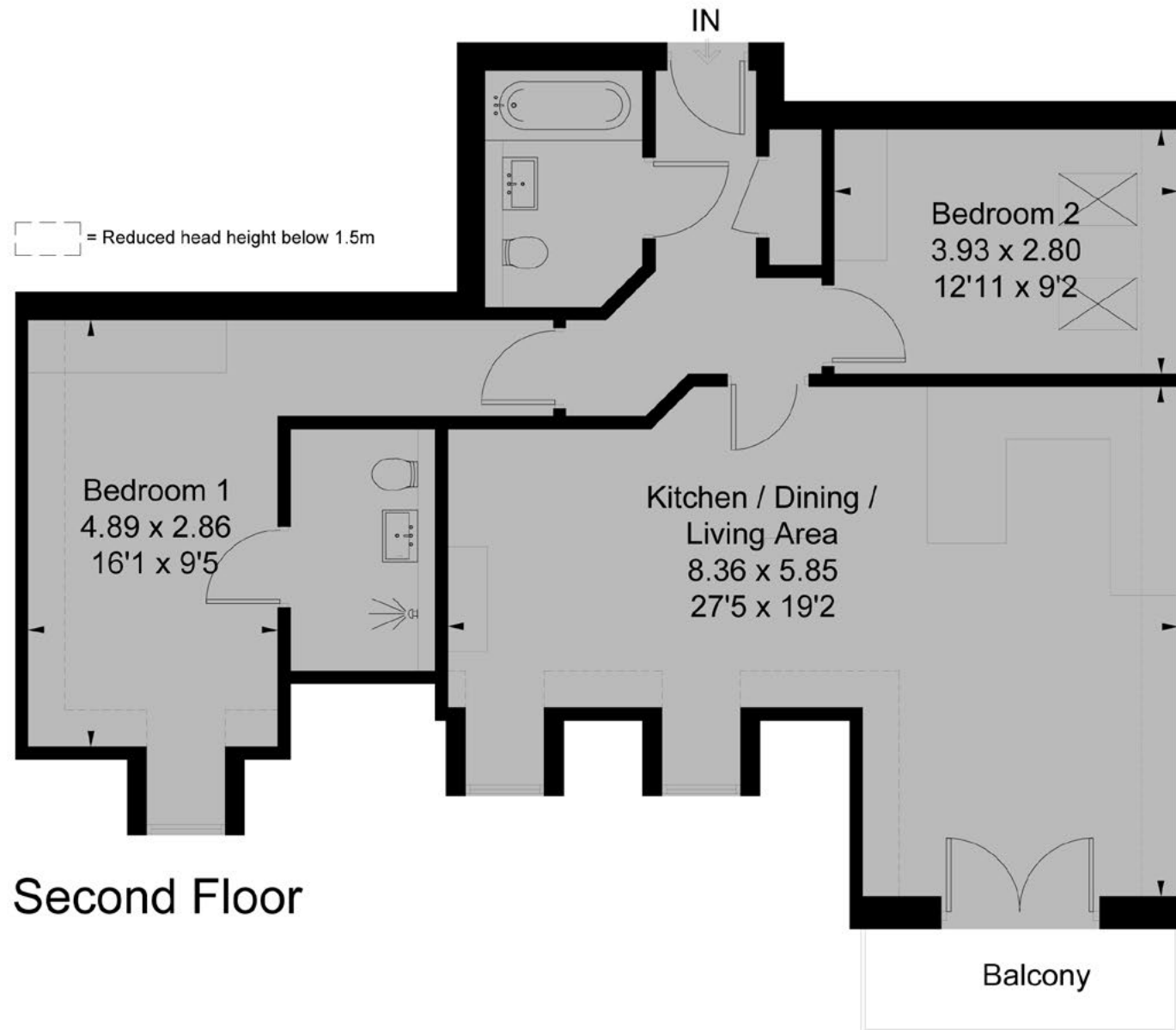




# First Floor

# Apartment 7 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

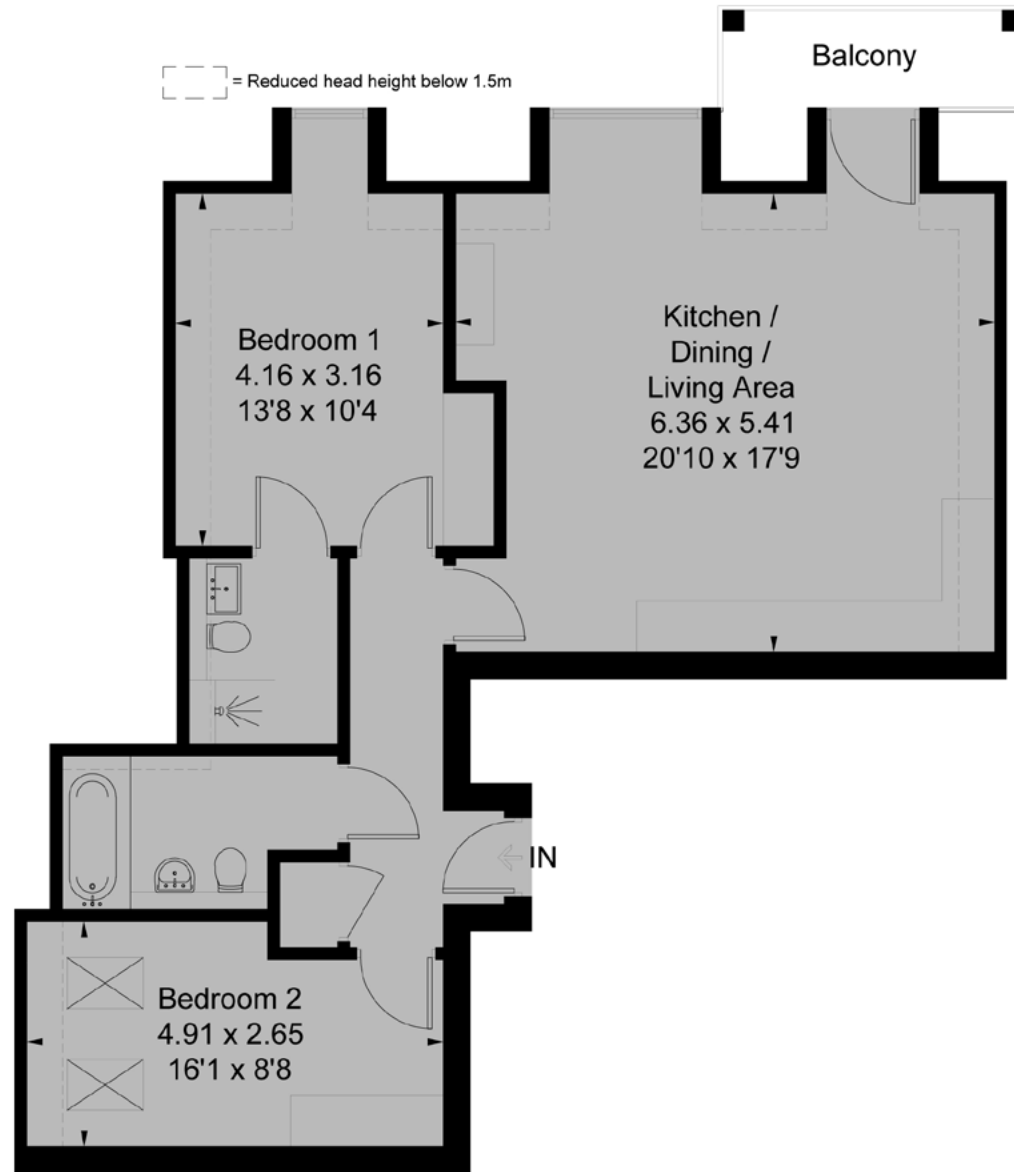
Approximate Floor Area = 88.7 sq m / 955 sq ft





# Apartment 8 Lime Lodge, 13 Danecourt Road, Ashley Cross, Poole, BH14 0PG

Approximate Floor Area = 81.7 sq m / 879 sq ft



## Second Floor

## Summary

Lime Lodge, together with its sister building Cedar Court are the latest development currently under construction by highly regarded local developer Ashdrew Homes.

Located in a quiet stretch of Danecourt Road they are within a short walk of the ever popular Ashley Cross with its varied selection of shops, restaurants and artisan eateries as well as the train station with easy access to London.

Each block comprises 8 luxury apartments; three on the ground floor with demised garden space, three on the first floor with private balconies and two penthouses. Pets will be permitted under licence and it includes parking with an optional electric car charging point together with a communal bike store.

- Ready to move in!
- Brand new development
- Two bedrooms, two bathrooms
- Open plan living
- Ranging from 718 to 879 square feet
- Private garden
- Parking and bike store
- Electric car charging points available
- Great location
- Share of freehold

<b>Guide Price:</b>	Prices From OIEO £340,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Stamp Duty:</b>	Main Home £4,500* Additional Home £14,700* (*based on guide price)
<b>Lease Length:</b>	TBC
<b>Maintenance:</b>	TBC
<b>Council Tax:</b>	TBC (2023/2024 £X,XXX.XX)

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## Get in touch

**In person:** We are located at  
28A Haven Road,  
Canford Cliffs,  
Poole, BH13 7LP.  
We would love to see you  
for a cup of tea or coffee.

**By phone:** 01202 007373

**By email:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)

**Property ref:** 0607



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.