

Luxury+Prestige

MAIA

31 DANECOURT ROAD, ASHLEY CROSS, POOLE, BH14 0PG















TAKE A STEP INSIDE



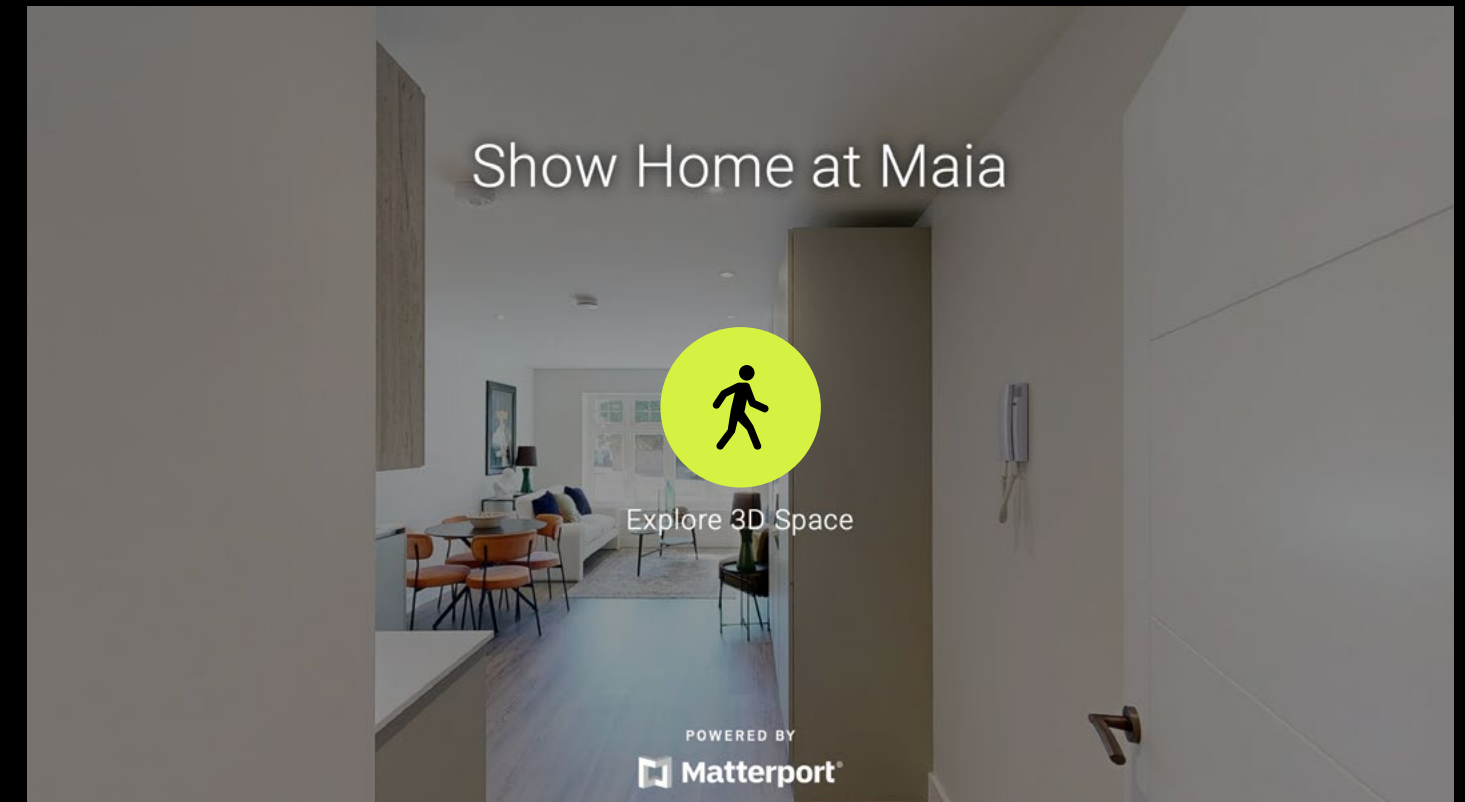
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

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



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

Matterport™

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.

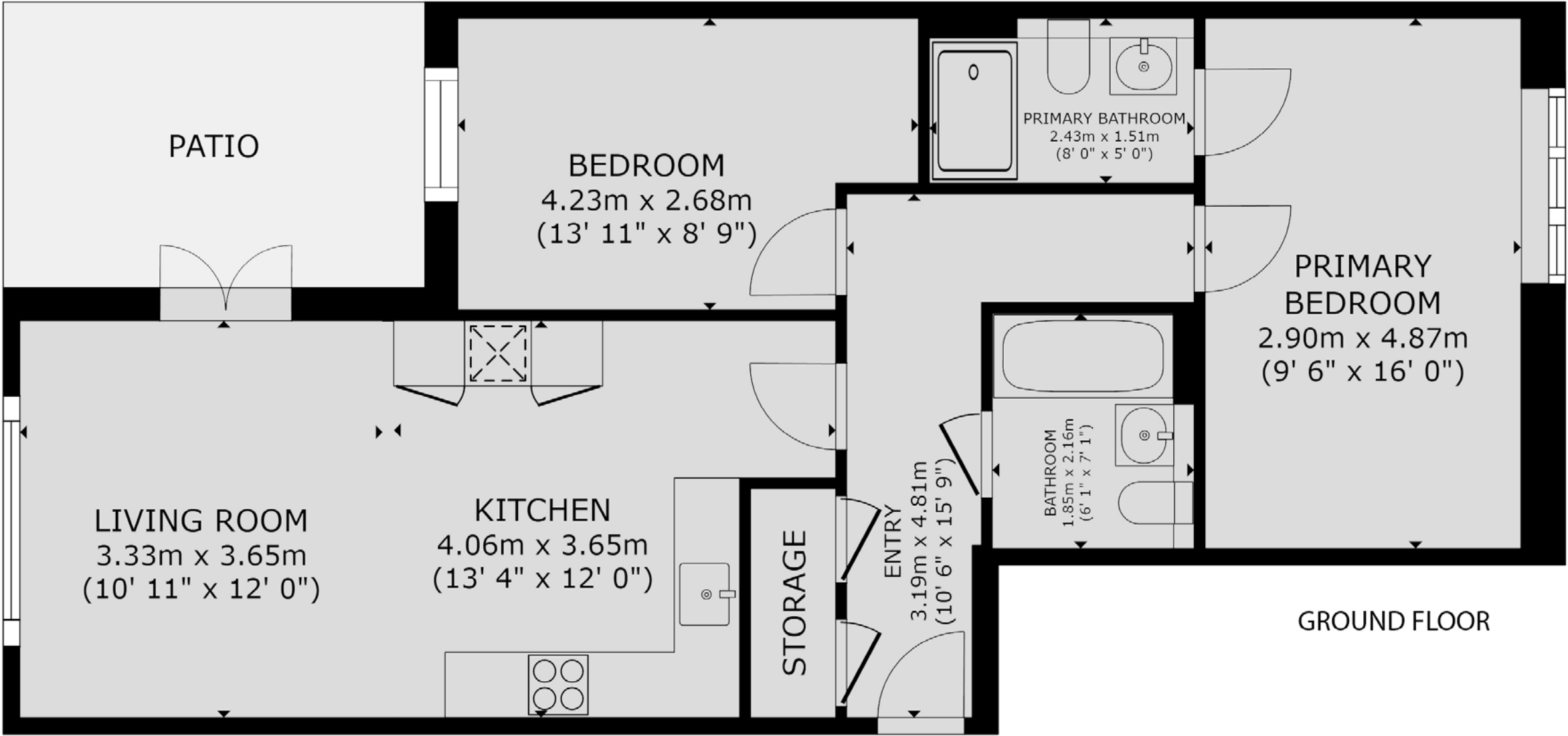
Floorplan

Apartment 1 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 755 sq. ft / 70 m²
Patio: 109 sq. ft / 10 m²

Sizes and dimensions are approximate, actual may vary.



Floorplan

Apartment 3 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 796 sq. ft / 71 m²
Patio: 55 sq. ft / 5 m²

Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR

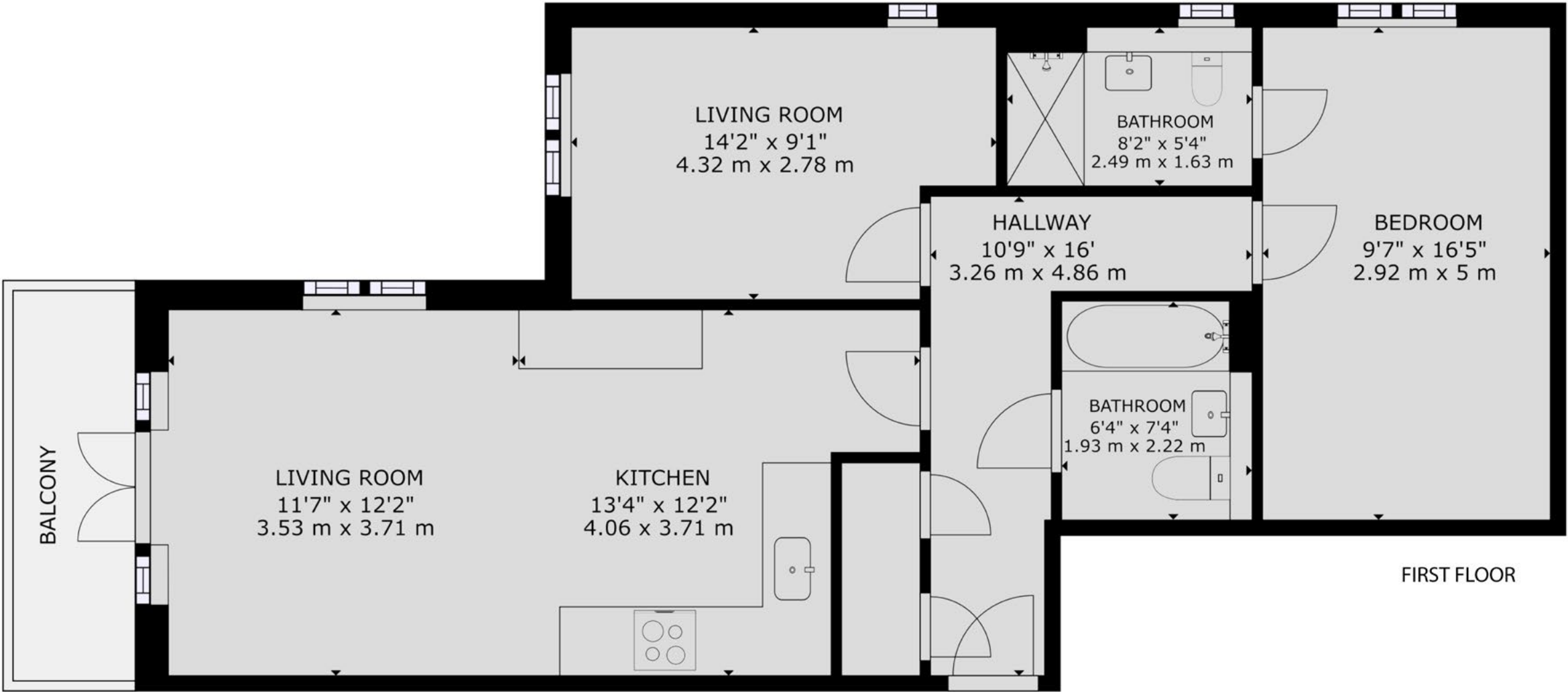
Floorplan

Apartment 4 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 779 sq. ft / 72 m²
Balcony: 53 sq. ft / 5 m²

Sizes and dimensions are approximate, actual may vary.



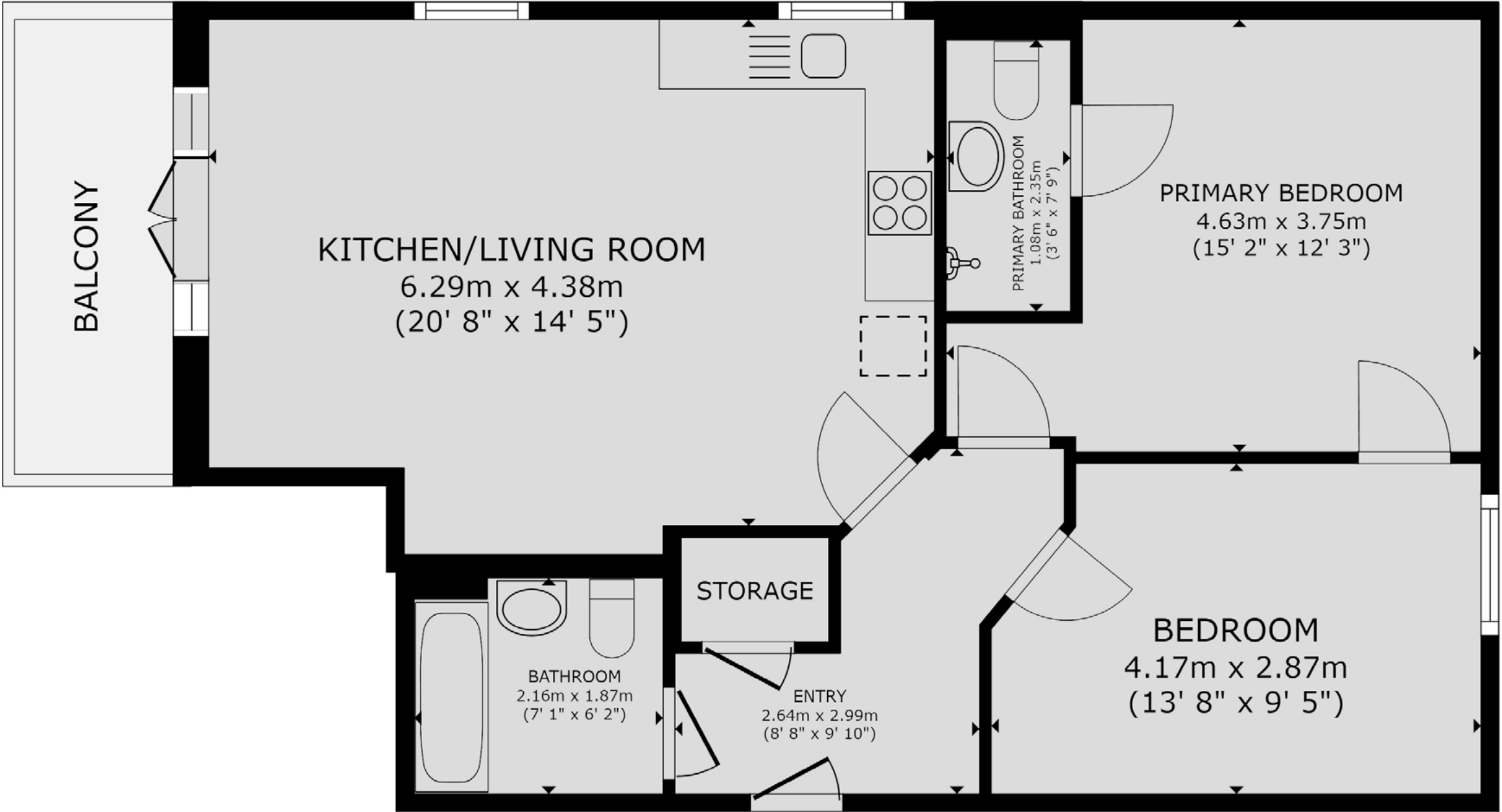
Floorplan

Apartment 5 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 738 sq. ft / 69 m²
Balcony: 58 sq. ft / 5 m²

Sizes and dimensions are approximate, actual may vary.



FIRST FLOOR

Floorplan

Apartment 7 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 784 sq. ft / 73 m²
Balcony: 54 sq. ft / 5 m²

Sizes and dimensions are approximate, actual may vary.



SECOND FLOOR

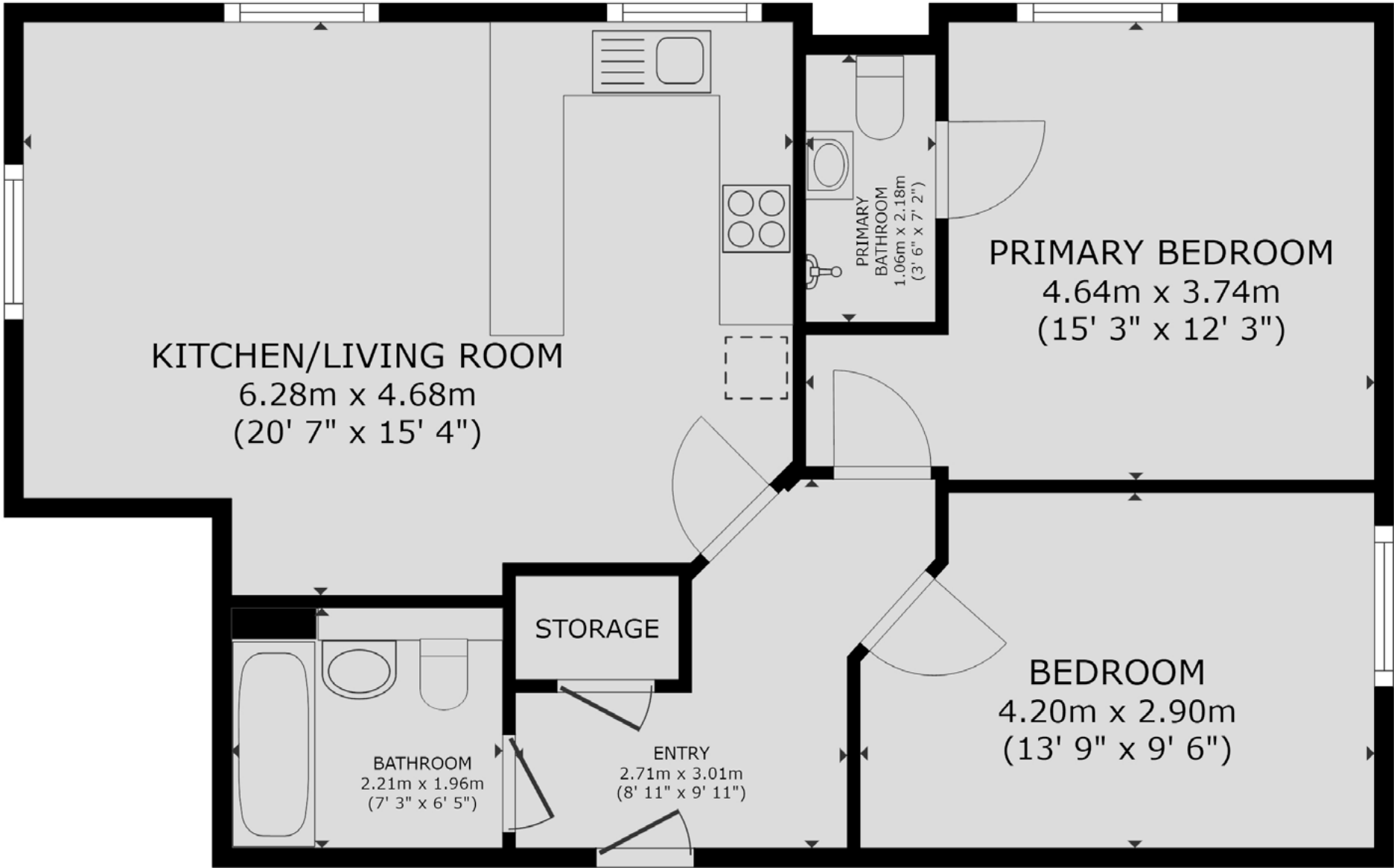
Floorplan

Apartment 8 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 743 sq. ft / 69 m²

Sizes and dimensions are approximate, actual may vary.



Floorplan

Apartment 9 Maia,
31 Danecourt Road,
Poole, BH14 0PG

GROSS INTERNAL AREA

Apartment: 770 sq. ft / 72 m²
Balcony: 55 sq. ft / 5 m²

Sizes and dimensions are approximate, actual may vary.



SECOND FLOOR

Summary

Maia is the latest development by highly regarded local developer Caleb Development

Located on Danecourt Road, these new build apartments are just a short walk from the ever popular Ashley Cross village with its varied selection of shops, restaurants and artisan eateries, as well as the train station with easy access to Southampton, Winchester and London. The block comprises nine luxury two bedroom apartments; three on the ground floor with private patios, three on the first floor with individual balconies and three on the top floor, of which two also have balconies with far reaching views. Caleb Development pride themselves on their attention to detail and have been building new homes across the local area for twenty years. The development is finished to an exceptional standard throughout. All of the apartments include bright and airy open plan living areas incorporating bespoke modern kitchens created by Caro Design with quartz worktops and built in AEG appliances, as well as two spacious double bedrooms and two bathrooms with Italian porcelain tiling and modern sanitary ware. There is a dressed show apartment available to give a sense of how these beautiful apartments could be best laid out. Pets will be permitted under licence and there is off road surface parking with electric car charging points available, together with a communal bike store. They are all offered with a share of the freehold and benefit from a 10 year structural warranty, the development is now complete and the apartments are ready for occupation.

Details

Guide Price:	Prices from £350,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years
Maintenance:	Approx. £1,500 per annum
Ground Rent:	£0* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £x,xxx** Additional Home £xx,xxx** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band C 2024/2025 £pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Luxury new build development**
- + **Open plan living**
- + **Designer kitchens**
- + **Beautiful specification throughout**
- + **Lift access to all floors of the block**
- + **A selection of nine 2 bedroom apartments**
- + **Offered with a share of the freehold**
- + **Off road parking with EV charging points available**
- + **Located on a sought after road**
- + **Local and National transport links close by**

Our team



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