



## St Peters Road

, Parkstone, Poole, Dorset, BH14 0NZ

# Rental £1,350 pcm

2 bedroom Flat / Apartment available 13 June 2025

123D Commercial Road, Ashley Cross, Poole, BH14 0JD  
[info@leaderwolf.co.uk](mailto:info@leaderwolf.co.uk)

# 01202 548844

### Opening Times

Mon 09:00 - 17:00; Tues 09:00 - 17:00  
Wed 09:00 - 17:00; Thurs 09:00 - 17:00  
Fri 09:00 - 17:00 Sat Closed; Sun Closed;

## \* Unfurnished

### Situation

This beautifully presented 2 bedroom apartment is located in the heart of Ashley Cross, and offers a fantastic opportunity to live in a sought-after area. The property is situated within a character building, and benefits from a range of period features that create a unique and charming living space. The apartment comprises a spacious open-plan living room and kitchen, two double bedrooms, one of which is a master with an ensuite bathroom, and a separate shower room. The property also benefits from allocated parking, making it an ideal choice for commuters or those with a car. The living room is a bright and spacious area that is flooded with natural light from the large windows, which provide a stunning view of the surrounding area. The kitchen is fully fitted with high-quality appliances and ample storage space, making it an ideal space for preparing meals and entertaining guests. Both bedrooms are generously sized, with the master bedroom boasting an ensuite bathroom that includes a bath, toilet, and sink. The second bathroom is also well-appointed, with a shower, toilet, and sink. Located in Ashley Cross, the apartment benefits from being within easy reach of a range of local amenities, including restaurants, cafes, bars, and shops. The area also offers excellent transport links, with regular bus and train services running to Bournemouth, Poole, and beyond. Overall, this stunning 2 bedroom apartment offers a rare opportunity to live in a character building in the heart of Ashley Cross. With allocated parking and a range of period features, this property is sure to generate a lot of interest. Don't miss out – book a viewing today!

Property Ref: inst-1510

All measurements are approximate.

### Further Information

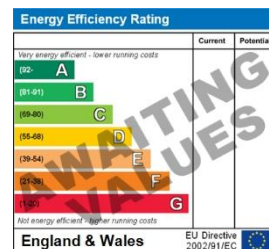
The deposit required is £1,557.69

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

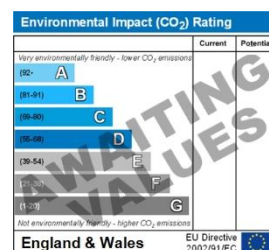
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 01/05/2025

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © LeaderWolf, 2025. LeaderWolf Registered in England No. 8117536