

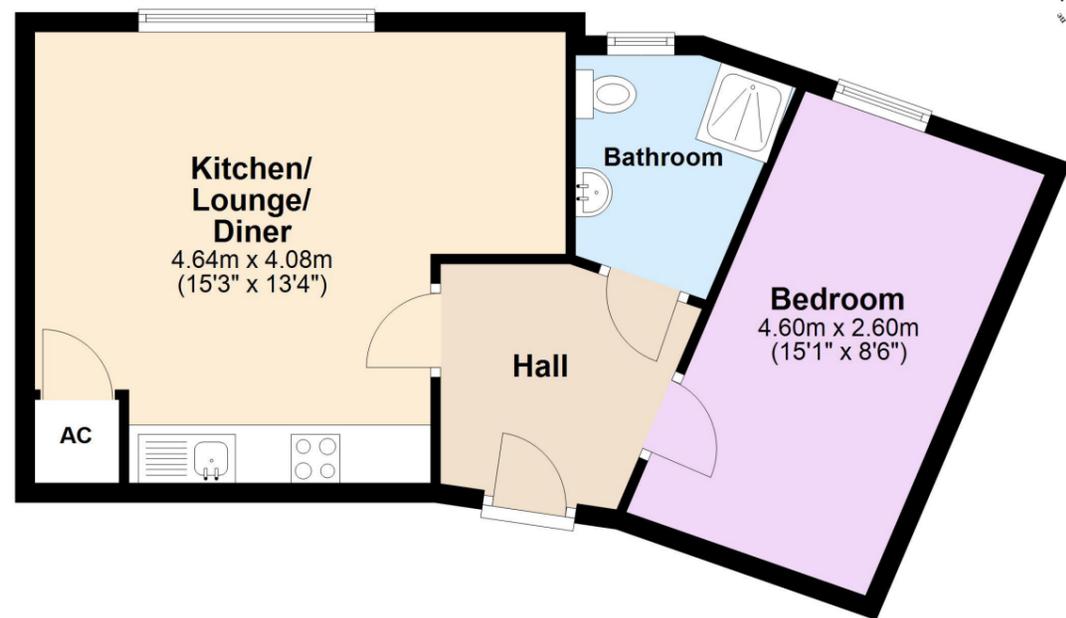
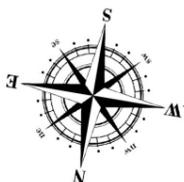


Link Homes
 67 Richmond Road
 Lower Parkstone
 BH14 0BU
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



LINKHOMES
 ESTATE AGENTS

Apartment



**Kitchen/
Lounge/
Diner**
 4.64m x 4.08m
 (15'3" x 13'4")

Bathroom

Hall

Bedroom
 4.60m x 2.60m
 (15'1" x 8'6")

Total floor area 46.7 m2 (503 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
 Plan produced using PlanUp.

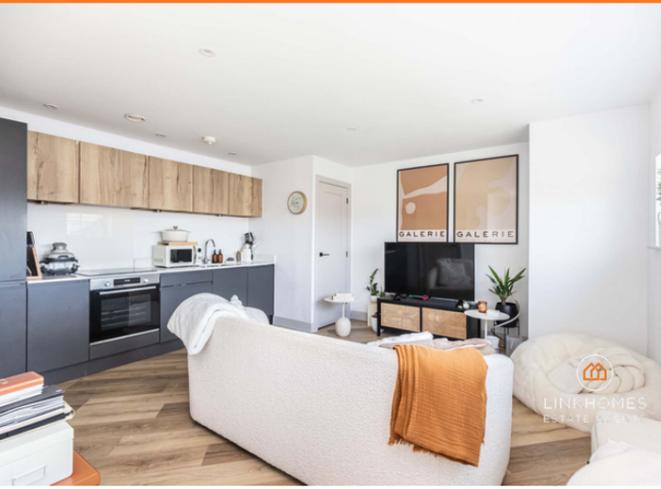
The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Flat 27, 1-3 The Cosmopolitan, Commercial Road, Poole, Dorset, BH14 0FD
Guide Price £175,000

**** VENDOR SUITED ** PERFECT FIRST TIME BUY ** REMAINDER OF A WARRANTY **** Link Homes Estate Agents are delighted to offer for sale this beautifully-presented one bedroom apartment situated in the desirable development, The Cosmopolitan. Bursting with natural light and benefitting from an array of fine features including an open-plan kitchen/living room with integrated appliances, a good-sized bedroom, a stylish three-piece bathroom suite, ample storage through and a long lease!

The Cosmopolitan is situated in the heart of Poole and is located near the popular Poole Park which is surrounded by many other local attractions and amenities such as Poole Hospital, Ashley Cross and it's array of independent bars and restaurants, The Dolphin Shopping Centre, The Bus station, Baiter Park and The Quay which are all within short walking distance from the property. A short drive away is Bournemouth Town Centre and it's award-winning sandy beaches that go with it. Parkstone Train Station is just 0.6 miles from the property with connections to the direct line taking you to London Waterloo. A truly great location!



Second Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, front door to the rear aspect, electric radiator, power points and laminate flooring.

Open Plan Kitchen/Living Room

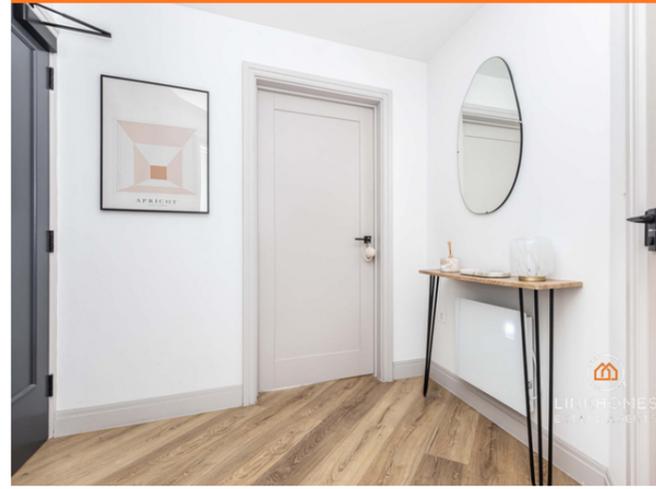
Smooth set ceiling, downlights, smoke alarm, UPVC double glazed windows to the front aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, four-point induction hob with integrated oven and extractor fan, Quartz worktops, stainless steel sink with drainer, Quartz splash back, electric radiators, power points, storage cupboard with the consumer unit enclosed and space for a washing machine, television point and laminate flooring.

Bedroom

Smooth set ceiling, downlights, UPVC double glazed floor to ceiling window to the side aspect, electric radiator, television point, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed window to the front aspect, enclosed



waterfall shower with additional shower head, floating sink with storage, toilet, wall mounted mirror, shaving point, part tiled walls, heated towel rail and tiled flooring.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 125 years from 2021
Ground Rent: £170 per annum
Service Charge: Currently £1,050 per annum
Managing Agents: Woodley Management
Rentals are permitted
Holiday lets are not permitted
Pets are permitted subject permission and on a non-nuisance basis.
EPC: B
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,000
Additional Property: £9,750