

**Flat 2 Osborne House, 3 Osborne Road,
Ashley Cross, Poole, Dorset, BH15 8SD**



HEARNES

WHERE SERVICE COUNTS

Flat 2 Osborne House, 3 Osborne Road, Ashley Cross, Poole, Dorset, BH15 8SD

LEASEHOLD PRICE £250,000

A 2 double bedroom first floor flat, set in a low rise, attractive development of just 4 apartments built in 2005. The flat is charming, with a cottagey feel and has an open plan lounge/dining room, leading to a kitchen/breakfast room, ensuite shower room and excellent storage. Further offering gas central heating, double glazing, allocated parking bay and sold vacant with no forward chain. Osborne House sits in a prominent position and has entryphone system, with flat 2 sharing an entrance with just one other flat.

- Charming character 2 bedroom purpose built first floor flat
- One of only 4 in this low rise development
- Open plan lounge/dining room
- Refitted kitchen/breakfast room, fitted in a range of grey high gloss units with work tops over, continuing to form a breakfast bar. Integrated oven, electric hob and extractor and space and plumbing for washing machine, dishwasher and American style fridge/freezer
- Ensuite shower room to the master bedroom
- Family bathroom with shower over the bath
- Gas central heating and double glazing
- Parking space for one car
- Sold vacant with no forward chain

Osborne House is located on the corner of Osborne Road and Sandringham Road, being within a few hundred yards of Parkstone train station, The Cow, pub and restaurant and within 400m to Ashley Cross with its vibrant array of shops, bars and restaurants. Penn Hill is under a mile away with Poole Town Centre within 2 miles

Lease: 125 years from 2005 – 104 years remaining

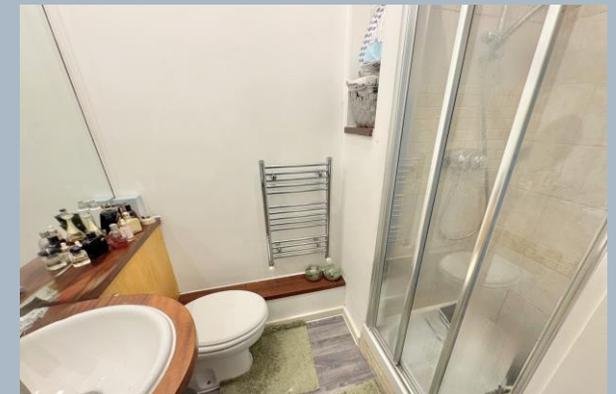
Ground rent: £150 per annum

Maintenance: Approx £700 per annum

COUNCIL TAX BAND: C

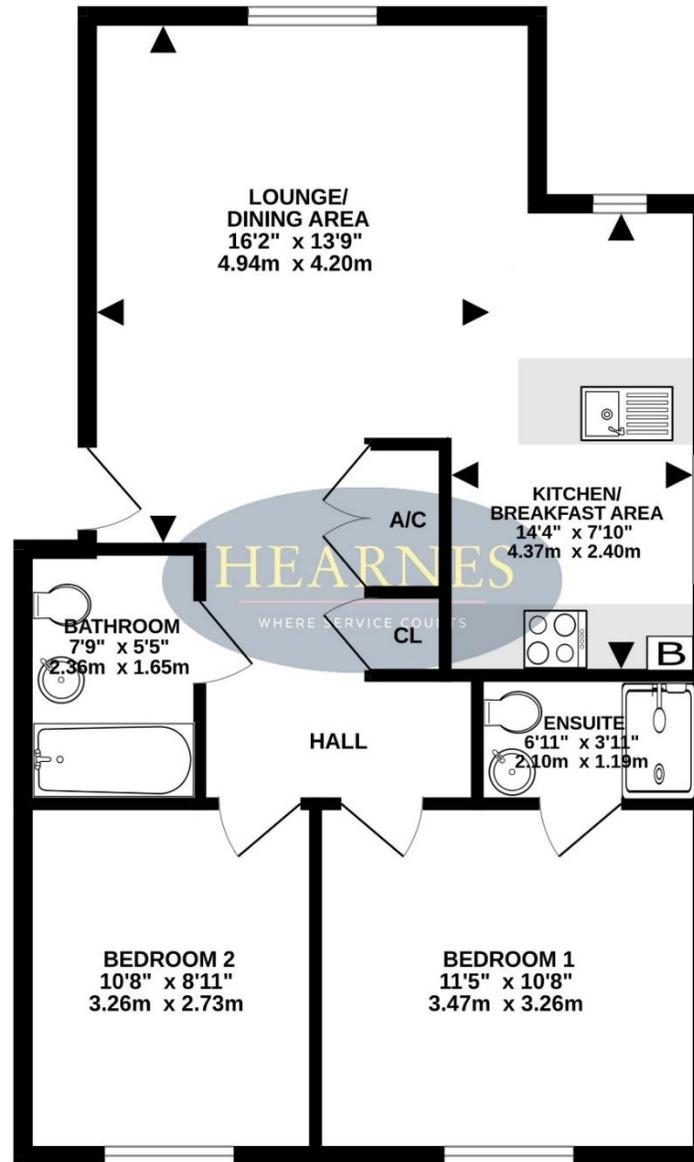
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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GROUND FLOOR

660 sq.ft. (61.3 sq.m.) approx.

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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