

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 11, 2 SARUM COURT, ST OSMUNDS ROAD,  
POOLE, DORSET, BH14 9JN



£ 9 0 0 P C M

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One bedroom apartment

Balcony adjacent to living room

Fully fitted kitchen

Allocated Parking

Short distance from Ashley Cross Village

## ABOUT THIS PROPERTY

This one bedroom apartment has a balcony, communal garden, allocated parking and is perfectly located within walking distance of Ashley Cross.

Immediately upon entering the apartment, the hall leads you to the principle accommodation. The lounge has a balcony facing onto St Osmunds Road, there is sufficient space for a table & chairs; the fully fitted kitchen leads off the lounge. The double bedroom is well proportioned with wardrobes. The bathroom is located off the hall. The communal gardens are well kept and there is an allocated parking space and visitor parking offered.

## LOCATION

Nearby is Ashley Cross Village providing a local butcher, fishmongers and convenience stores. For the evening, a choice of bistros and cocktail bars are just a short stroll away. The local railway at Parkstone offers a direct line into London Waterloo in under 2 hours, perfect for the commuter. The well known award-winning beaches at Sandbanks are 3.3 miles, with Poole Town centre just 2.6 miles away.



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