



Flat 8, 16 Sion House, Commercial Road, Poole, Dorset BH14 0JW

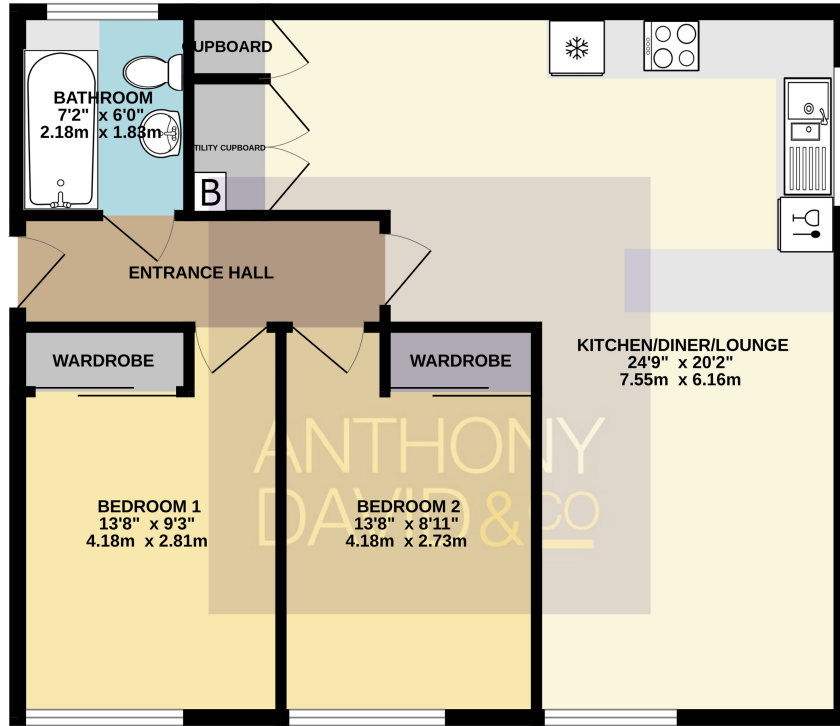
Guide Price £280,000 Leasehold

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A stunning first floor two double bedroom apartment ideally situated in the heart of Ashley Cross with its array of bar, bistros and amenities. Being just one of a select few apartments within this 2019-built development, this turn-key home offers modern living throughout. Internal viewing is a must to appreciate not only its sought after location and but also the spacious, bespoke accommodation on offer, which comprises; 24' open-plan lounge/kitchen, two spacious double bedrooms, neat and tidy entrance hall and luxury bathroom suite. The property also offers allocated parking as well as visitor parking within the vicinity. Further features of this little gem include integrated appliances to the kitchen, built-in wardrobes to both bedrooms, fitted utility cupboard in the dining area, sash windows, remainder of builder's warranty, bike store, concealed LED lighting and a pet friendly lease. Nearby schools - Old School House Pre-school, Baden Powell, Longfleet Primary, Ocean Academy and Poole High School.

**ANTHONY  
DAVID & CO**

FIRST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



Entrance Hall

Kitchen/Diner/Lounge 24' 9" x 20' 2" (7.54m x 6.15m)

Bedroom One 13' 8" x 9' 3" (4.17m x 2.82m)

Bedroom Two 13' 8" x 8' 11" (4.17m x 2.72m)

Bathroom 7' 2" x 6' 0" (2.18m x 1.83m)

Allocated Parking

Council Tax Band B

Tenure Leasehold

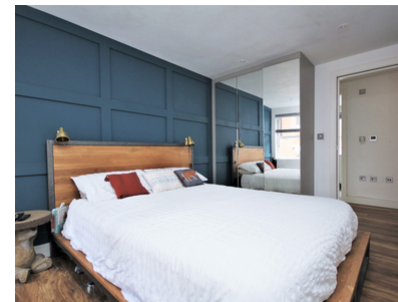
Maintenance Charge £1,250 pa

Ground Rent £200 pa

121 Years Remaining on Lease

Management Company Foxes Property Management

TOTAL FLOOR AREA: 715 sq.ft. (66.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.