



14 The Cross, 101-107 Commercial Road, Lower Parkstone, Poole, Dorset BH14 0DL

£194,950 Leasehold

A stunning first floor apartment ideally situated in the heart of the trendy Ashley Cross with its array of bar, bistros and amenities. This 'London Living' stylish home presents an ideal first time buy/investment purchase and internal viewing is a must to appreciate its sought after location and the ultra modern accommodation on offer, which comprises: Southerly aspect 29' open plan living space with contemporary kitchen area, double bedroom and bespoke shower room. Further features include: integrated appliances to kitchen area, PETS ALLOWED with management permission, long lease, permit parking (on application from BCP at £50 per year).

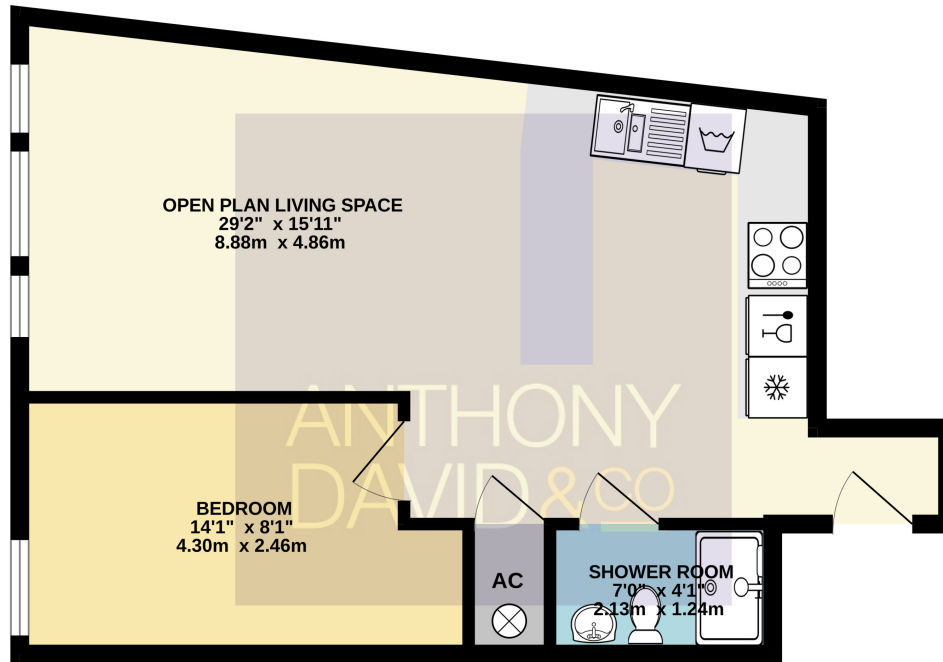
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**ANTHONY  
DAVID & CO**

**SECOND FLOOR APARTMENT**  
472 sq.ft. (43.9 sq.m.) approx.



Entrance Hall

Open Plan Living Area 29' 2" x 15' 11" (8.89m x 4.85m)

Bedroom 14' 1" x 8' 1" (4.29m x 2.46m)

Shower Room 7' 0" x 4' 1" (2.13m x 1.24m)

Parking Permit on application through BCP

Tenure Leasehold 125 years from 2020

Ground Rent £180 per annum

Service Charge Circa £800 per annum

Council Tax Band B

TOTAL FLOOR AREA : 472 sq.ft. (43.9 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+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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.