



Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

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



**LINKHOMES**  
ESTATE AGENTS



**Flat 68, 1-3 The Cosmopolitan, Commercial Road, Poole, Dorset, BH14 0FD**  
**Guide Price £300,000**

**\*\* STUNNING CONTEMPORARY APARTMENT \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom, two bathroom, fourth floor apartment in the prestigious development, The Cosmopolitan. This apartment offers an array of standout features including two double bedrooms with bedroom one offering a stylish three-piece en-suite and direct access onto the private East-facing terrace, an open plan kitchen/living room with integrated appliances and French doors leading onto the terrace, a separate modern three-piece bathroom suite and off-road parking for one vehicle. Built in 2021, The Cosmopolitan benefits from a large communal roof terrace, residents have access to the on-site communal gym and offers the remainder of a 10 year ICW Warranty.

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, Poole 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!

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.





## Fourth Floor

### Entrance Hallway

Smooth set ceiling, spotlights, smoke alarm, composite front door to the side aspect, wall mounted electric heater, power points, entry phone system and harvest oak laminate flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, spotlights, UPVC double glazed windows to the front aspect, UPVC double glazed French doors to the side aspect opening onto the balcony, downlights, smoke alarm, air flow system, wall and base fitted units, breakfast bar with space for stools, integrated longline fridge/freezer, integrated 'Bosch' dishwasher, integrated washing machine, under counter spotlights, stainless steel sink with drainer, wall mounted electric heater, four point induction 'Bosch' hob with glass splash back and integrated oven, quartz worktops, power points, television point and harvest oak laminate flooring.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, UPVC double glazed French doors to the side aspect opening onto the terrace, wall mounted electric heater, power points with USB charging, television point, an en-suite shower room and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, downlights, air flow system, double enclosed waterfall shower with extra shower head and a glass shower screen with recess shelving, toilet, wall mounted sink with under storage, wall mounted mirror, shaving point, wall mounted heated towel rail, PIR floor lights, tiled walls and tiled flooring.

### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, storage cupboard with the consumer unit and water cylinder enclosed, power points with USB charging, wall mounted electric heater, television point and carpeted flooring.



## Bathroom

Smooth set ceiling, downlights, air flow system, panelled bath with overhead waterfall shower and extra shower head, recess shelving with feature lighting, toilet, feature sink with under storage, wall mounted mirror, shaving point, wall mounted heated towel rail, PIR floor lights, tiled walls and tiled flooring.

## Outside

### Terrace

East-facing private terrace with patio flooring and rendered surrounding walls.

### Parking

Off-road parking for one vehicle.

## Agents Notes

### Useful Information

Tenure: Leasehold  
 Lease Length: 125 years from 2021  
 Ground Rent: £296 per annum  
 Service Charge: £1,618.18 per annum  
 Service Charge Includes: general maintenance, communal electric, lift, roof terrace & grounds maintenance, cleaning, health & safety, fire alarm & emergency alarm maintenance & inspections, electric car charging points, accountancy fees, management services, reserve fund and 24/7 service & online portal.  
 Buildings Insurance: £268.15 per annum.  
 Managing Agents: Woodley & Associates  
 Rentals are permitted (minimum 6 months)  
 Holiday lets are not permitted  
 Pets are permitted with permission from the management company  
 EPC: C  
 Council Tax Band: D - Approximately £2,147.75 per annum  
 Communal Terrace  
 Communal Gym  
 The apartment benefits from the remainder of a 10 Year ICW Warranty

### Stamp Duty

First Time Buyer: £0  
 Moving Home: £2,500  
 Additional Property: £17,500