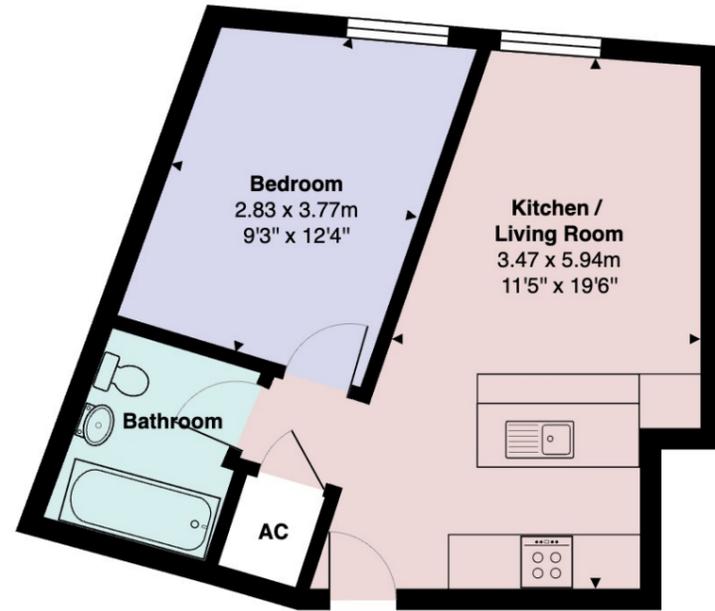


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Fourth Floor

Total Area: 37.3 m<sup>2</sup> ... 402 ft<sup>2</sup>

All measurements are approximate and for display purposes only



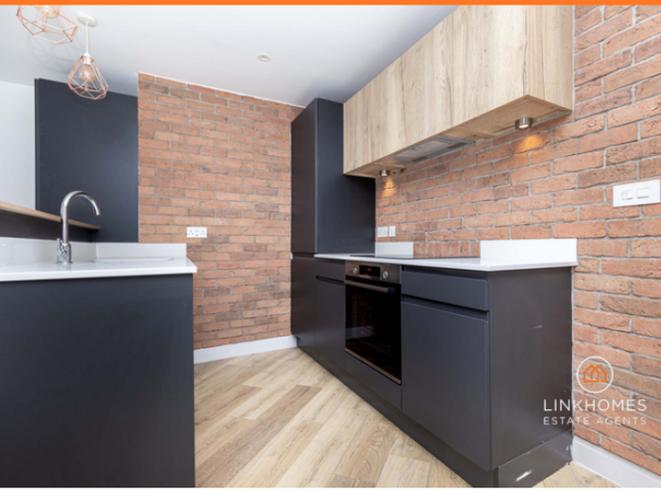
Flat 75, The Cosmopolitan, Commercial Road, Poole, Dorset, BH14 0FD  
Guide Price £180,000

**\*\* PERFECT FIRST TIME BUY \*\* NO FORWARD CHAIN \*\*** Link Homes Estate Agents are delighted to present for sale this one bedroom apartment situated on the fourth floor in the sought-after development, The Cosmopolitan. Being sold with no forward chain and benefitting from an array of fine features including a contemporary open-plan kitchen/living room with integrated appliances, a breakfast bar with room for bar stools and feature exposed brick, one double bedroom, a stylish three-piece bathroom suite, ample storage and an allocated parking space. 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 and it's array of independent bars and restaurants, The Dolphin 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

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, suspended lights over the breakfast bar, smoke alarm, UPVC double glazed windows to the side aspect, electric heater, wall and base fitted units, undercounter spotlights, integrated longline fridge/freezer, integrated dishwasher, breakfast bar with room for bar stools, feature exposed brick, four point induction hob with integrated oven and overhead extractor fan, power points, Quartz worktops, power points, storage cupboard with the consumer unit, space for a washing machine and air-flow system enclosed, television point and laminate flooring.



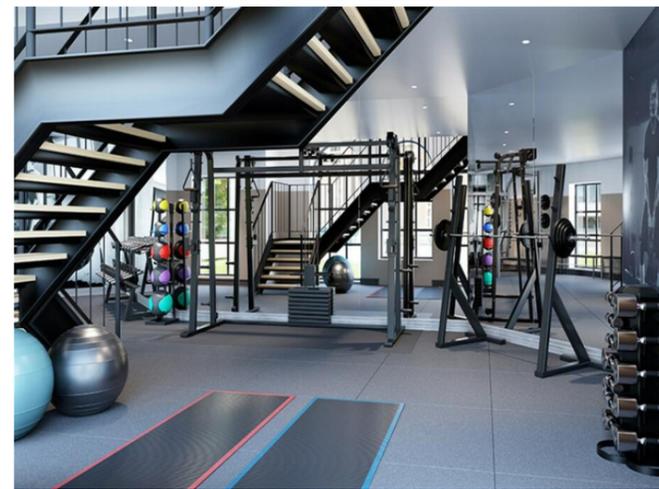
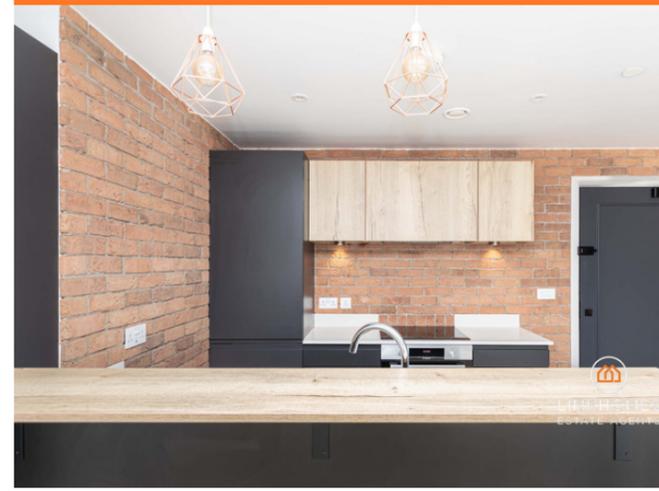
### Bedroom

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the side aspect, electric radiator, power points with USB charging point and carpeted flooring.



### Bathroom

Smooth set ceiling, spotlights, panelled bath with recess shelving, spotlight, overhead waterfall shower and extra shower head, feature sink with under storage, toilet, wall mounted heated towel rail, fitted mirror, shaving point and tiled flooring.



## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: Approximately 121 Years Remaining  
Ground Rent: £200 per annum  
Service Charge: £1,098.04 per annum  
Buildings Insurance: Currently £177.77 per annum  
Managing Agents: Woodley & Associates  
Rentals are permitted  
Holiday lets are not permitted  
Pets are permitted upon freeholder's permission and a pet licence with an associated cost of £100.  
EPC: B  
Council Tax Band: B - Approximately £1,753.85 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,100  
Additional Property: £10,100