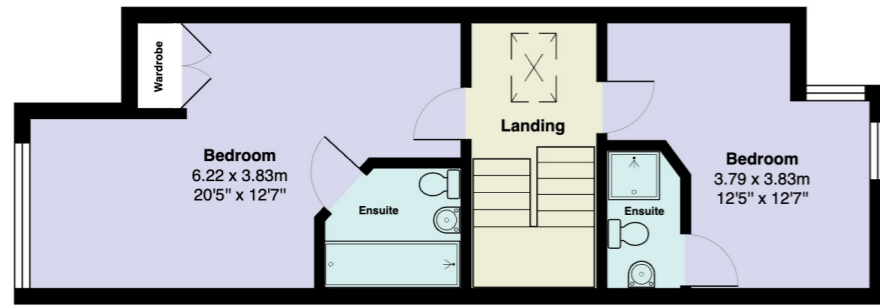




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Second Floor



First Floor



Total Area: 85.6 m² ... 922 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Flat B, 121 Commercial Road, Poole, Dorset, BH14 0JD
Guide Price £250,000

**** CHARMING CHARACTER FEATURES ** IN THE HEART OF ASHLEY CROSS ** SEA GLIMPSES **** Link Homes Estate Agents are delighted to present this rare opportunity to acquire this two bedroom, two bathroom apartment arranged over two floors situated in the much-desired Ashley Cross. Benefitting from an array of standout features inclusive of a full renovation in early 2022, the apartment offers two double bedrooms both offering stylish three piece en-suites, a stunning living room with a feature fireplace and direct access onto the South-East facing balcony overlooking Ashley Cross Green, a open-plan brand new kitchen/dining room, ample storage, stunning character features and new carpets throughout. This is the perfect first time buy!

Commercial Road sits within the much loved Ashley Cross location where you can find a range of independent bars, cafes, restaurants, Beauty & Hair Salons, Mark Bennetts Patisserie, The Post Office, local transport routes and many more. Parkstone Train Station is approximately a four-minute walk away and the Ashley Cross Green is just a stone's throw away. Just a short drive away you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, The Dolphin Centre, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches. 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.





First Floor

Hall

Ceiling light, smoke alarm, consumer unit, thermostat, storage cupboard, carpeted stairs to the second floor, radiator and carpeted flooring.

Living Room

Smooth set ceiling, ceiling light, double-glazed dual wooden doors leading onto the balcony overlooking Ashley Cross Green, radiators, feature fireplace, power points, internet point and wooden flooring.



Kitchen

Smooth set ceiling, ceiling light, smoke alarm, single-glazed sash-style window to the rear aspect, wall and base mounted Shaker-style units, radiator, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, five-point gas hob with overhead stainless steel extractor fan, stainless steel splashback, one and half bowl stainless steel sink with drainer, cupboard housing the Combi boiler, power points and laminate flooring.



Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, single-glazed wooden window to the rear aspect, power points and carpeted flooring.

En-Suite

Smooth set ceiling, downlights, extractor fan, single walk-in waterfall shower with an extra showerhead and sliding glass doors, partially-tiled, toilet, wall-mounted sink, built-in storage with mirrored front and tiled flooring.



Useful Information

Agent's Notes

Tenure: Leasehold
Lease Length: Approximately 111 years remaining.
Ground Rent: £150 per annum
Service Charge: Currently £1,160 per annum
Buildings Insurance is included in the service charge
Parking: Parking permits are available from the local council on request.
Rentals are permitted
Pets are permitted, subject to permission.
Holiday lets are not permitted
EPC: D
Council Tax Band: B - Approximately £1,670.48 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £7,500



Second Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, double-glazed Velux-style window to the side aspect, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, loft access, double-glazed UPVC dual windows to the front aspect, built-in storage cupboard, feature fireplace, radiator, power points and carpeted flooring.



En-Suite

Smooth set ceiling, down lights, extractor fan, partially-tiled, double walk-in waterfall shower with extra showerhead and glass shower screen, toilet, wall-mounted sink, wall-mounted storage with mirrored front and tiled flooring.

