

FOR SALE

Offers in Excess of £190,000 Leasehold



Flat 5, 16 Sion House, Commercial Road, Poole, Dorset. BH14 0JW

- 1 Bedroom
- Modern Decor Throughout
- Walk in Shower
- Allocated Parking Space
- Highly Sought After Location
- Modern Kitchen with Integrated Appliances



PROPERTY DESCRIPTION

Stylish Second-Floor Apartment on the Outskirts of Ashley Cross, Poole

Located on the outskirts of vibrant Ashley Cross, this charming second-floor apartment offers the perfect blend of modern comfort and characterful design. Ideally positioned within walking distance of Poole Park and just a short drive or cycle to the world-renowned Sandbanks Beach, the property provides an exceptional lifestyle combining convenience, coastal living, and community charm.

The open-plan kitchen and living area creates a bright, inviting space with integrated appliances and ample room for lounge and dining furniture. Large windows fill the area with natural light, enhancing its warm and contemporary feel — ideal for relaxing or entertaining.

The well-proportioned double bedroom features fitted wardrobes and an en suite shower room, while clever storage solutions throughout the apartment ensure practicality without compromising on style.

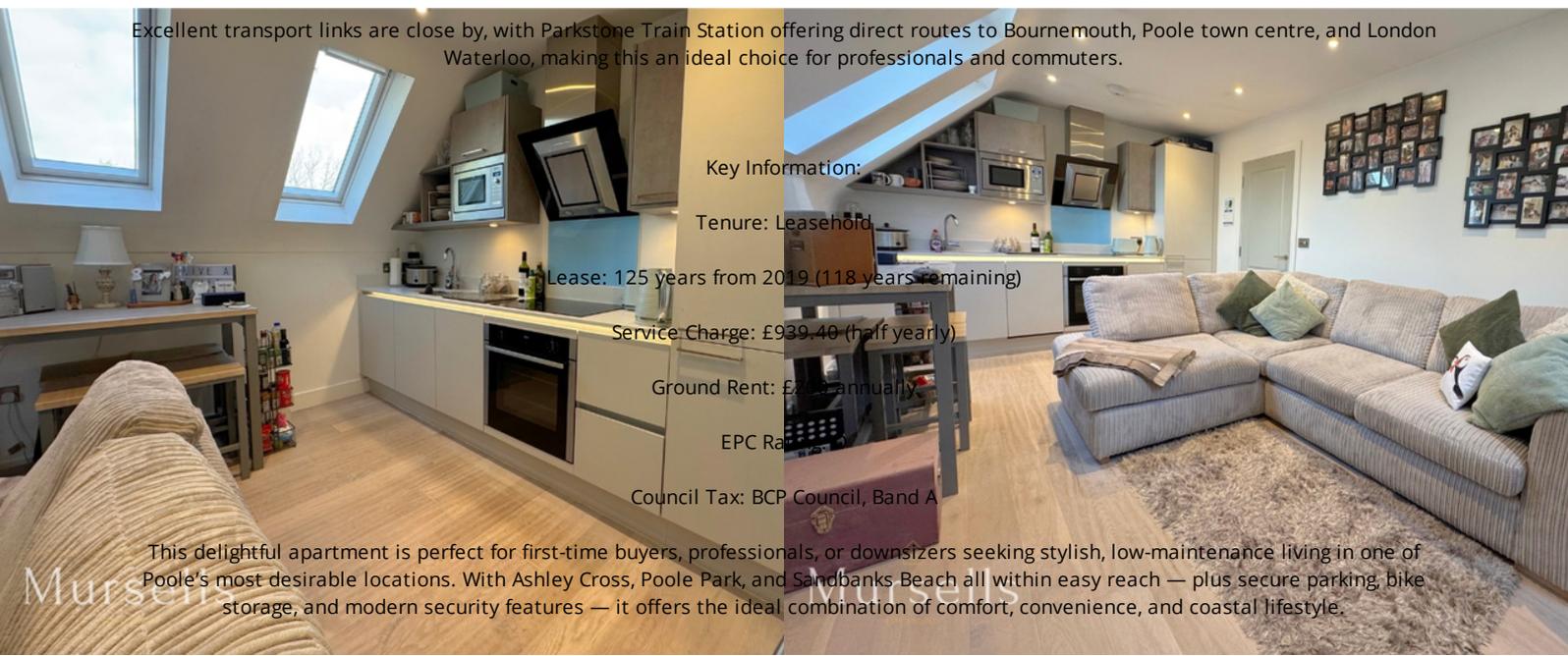
Additional highlights include:

- Allocated parking for one vehicle
- Visitor parking spaces available
- A secure, locked private bike store
- An intercom security system with live camera, allowing residents to view and buzz in visitors for added peace of mind

Location:

Set just on the edge of Ashley Cross, the apartment benefits from easy access to the area's boutique shops, cafés, bars, and restaurants — while enjoying a quieter setting slightly removed from the bustle of the centre.

Excellent transport links are close by, with Parkstone Train Station offering direct routes to Bournemouth, Poole town centre, and London Waterloo, making this an ideal choice for professionals and commuters.



Key Information:

Tenure: Leasehold

Lease: 125 years from 2019 (118 years remaining)

Service Charge: £939.40 (half yearly)

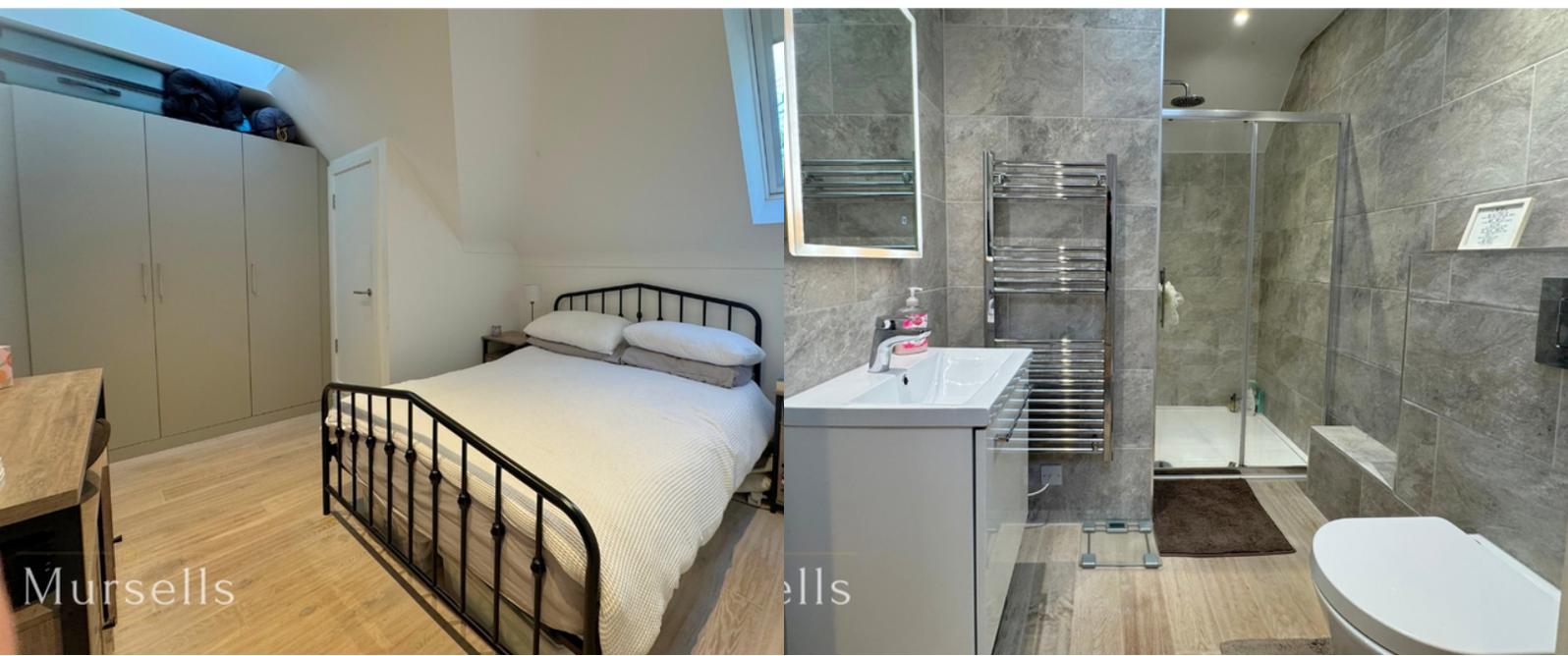
Ground Rent: £250 annually

EPC Rating: C

Council Tax: BCP Council, Band A

This delightful apartment is perfect for first-time buyers, professionals, or downsizers seeking stylish, low-maintenance living in one of Poole's most desirable locations. With Ashley Cross, Poole Park, and Sandbanks Beach all within easy reach — plus secure parking, bike storage, and modern security features — it offers the ideal combination of comfort, convenience, and coastal lifestyle.

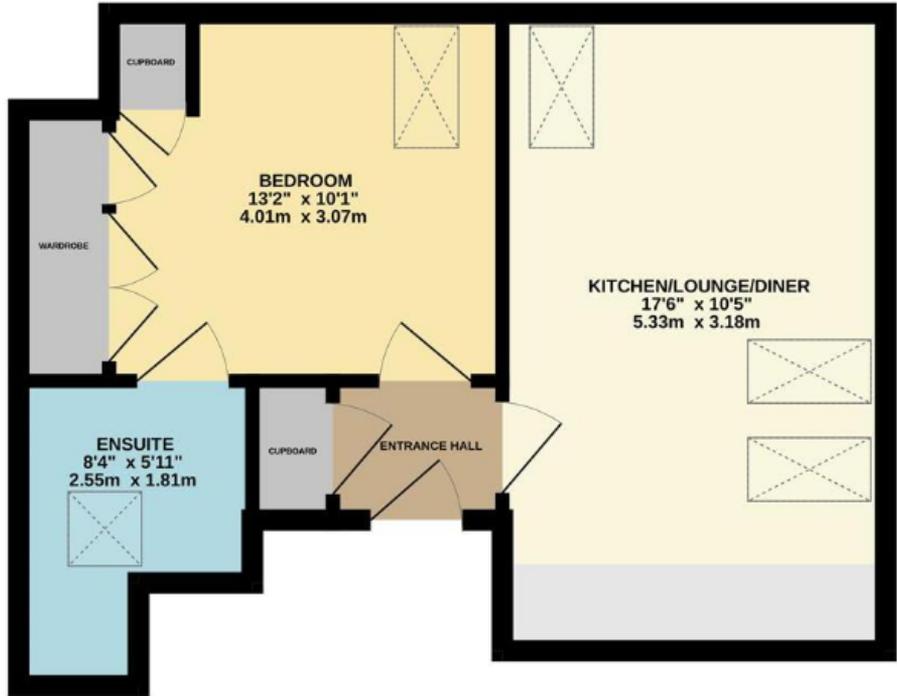
ROOM DESCRIPTIONS



FLOORPLAN & EPC



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA - 379 sq.ft. (35.2 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 looked 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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