

**Sion House**

**16 Commercial Road, Poole BH14 0JW**

**£290,000 Leasehold**









## Property Summary

A recently refurbished modern ground floor apartment with an impressive wrap around private rear garden. The property is accessed via a private entrance hallway and is presented to a very high standard throughout. A superb apartment with an enviable location in the heart of Ashley Cross.



## Key Features

- Private Entrance Hallway
- Open plan kitchen, dining and living room
- Two bedrooms
- Tiled modern bathroom
- Direct access to a large private garden
- Allocated parking space
- Convenient location in the heart of Ashley Cross



## About the Property

This ground-floor modern apartment has many strong selling features rarely found in properties of this type such as a private entrance hallway and direct access to a large wrap around garden which enjoys a sunny aspect.

On entering the property, the hallway opens to the kitchen, dining and living area. With an open plan layout this room is ideal for entertaining, and the kitchen is fitted with a modern range of units and built in appliances. A box bay window acts as a feature and the shape of the room comfortably accommodates both living and dining areas. There is an inner hallway that leads from the living/dining area which creates a feeling of internal space.

The inner hallway leads to both bedrooms and the bathroom and there is a very large useful storage cupboard. The master bedroom is superbly positioned with doors opening to the private rear garden. There is a second guest bedroom and a tiled shower room which is fitted with a modern suite. The shower has the benefit of two opening windows.

Outside the garden has a decked patio area adjacent to the apartment with the remainder being soft landscape with a retaining timber fence for privacy. There is also separate access to the private garden which is ideal for bicycle owners or purchasers who have a requirement for outside storage.

To the front of the apartment is an allocated parking space, with the option of a second space, subject to confirmation from the Property Management Company.

We really like this apartment because it offers so much more than many others. With the private garden and entrance, the modern open-plan layout and superb level of finish, we strongly recommend you have a look inside to appreciate what makes it so special..!

Tenure : Leasehold (125 years from 1 January 2019)

Property management company : Foxes Property Management

Service charge: £1208 per annum Ground rent: £200 per annum

Pets allowed on licence / No holiday lets permitted

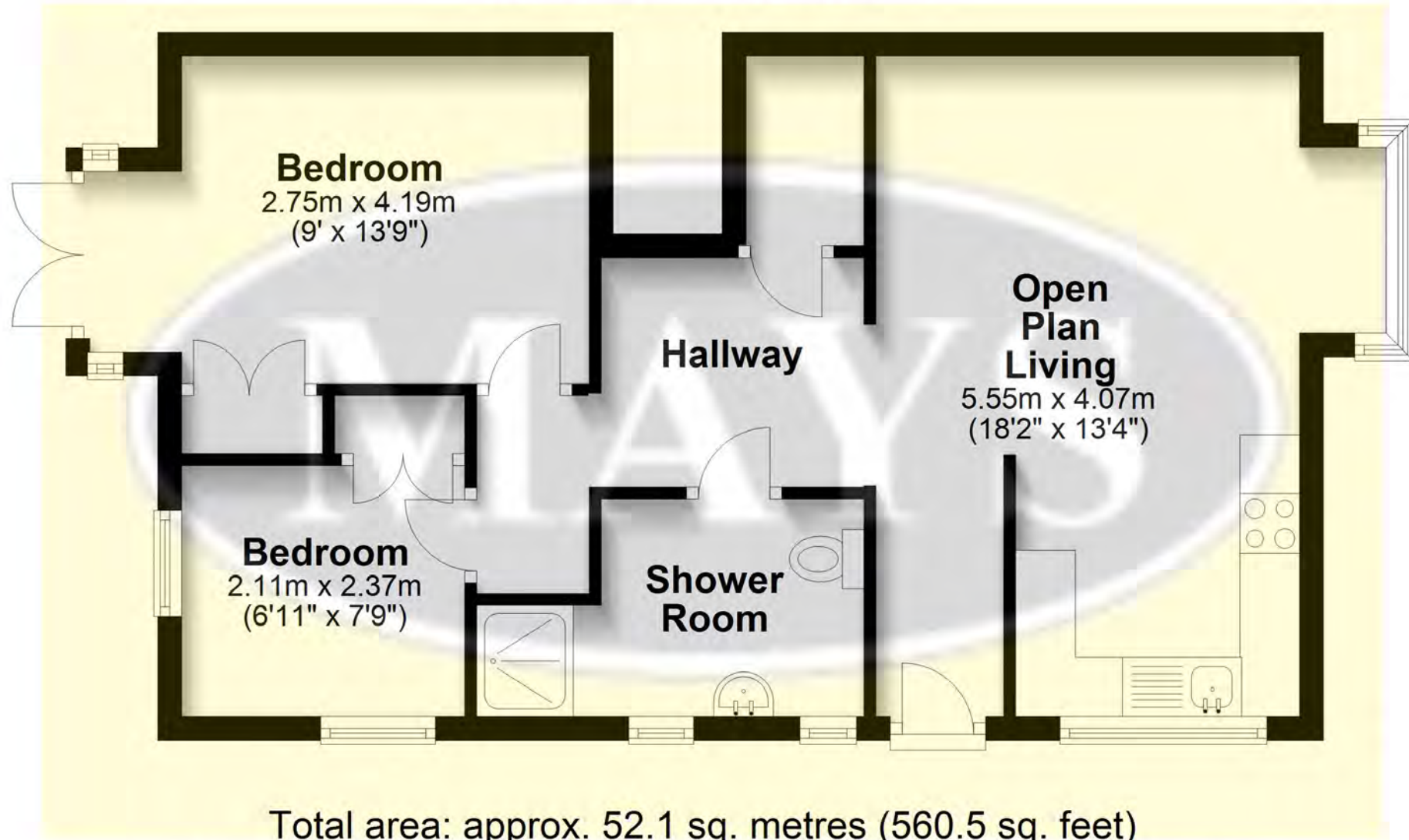
Council Tax Band B





# Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



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[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

Ashley Cross is a vibrant area of Poole, known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London.

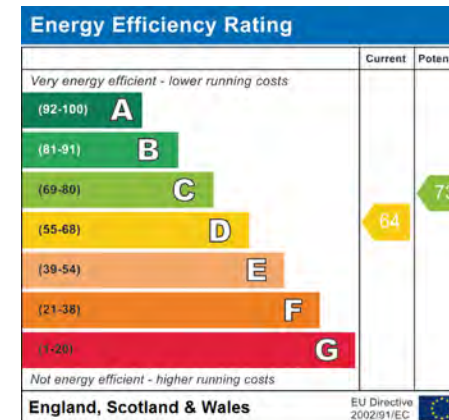
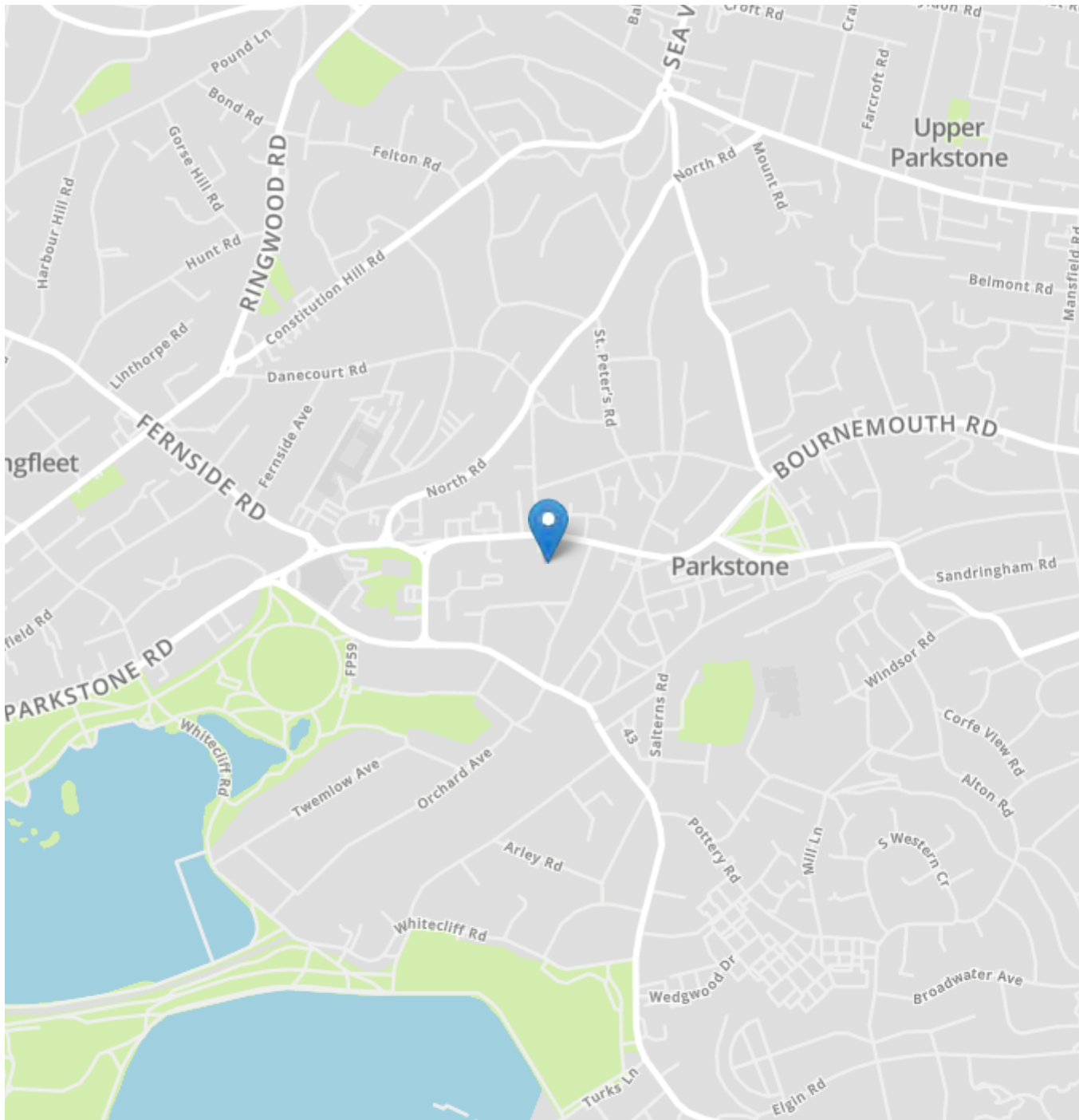


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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