



Asking Price

£175,000

Leasehold

ASHLEY COURT, ASHLEY ROAD, POOLE BH14 9BZ



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- ◆ **FIRST FLOOR APARTMENT**
- ◆ **PURPOSE BUILT**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **NO FORWARD CHAIN**

A purpose built, two bedroom, first floor apartment benefiting from gas fired heating, double glazing and off road parking being offered without a forward chain.

Property Description

Ashley Court was constructed in 2004 and comprises fourteen one and two bedroom apartments arranged over three storeys. This particular apartment is situated on the first floor and the accommodation comprises a living room, two double bedrooms, kitchen and family bathroom. The home has been double glazed throughout and offers gas fired heating, as well as an entry telecom system.

Gardens and Grounds

There is a communal bicycle store and off road parking spaces for residents which are available on a first come first served basis.

Extra Information:

Tenure: Leasehold

Length of Lease: 125 years from 25 December 2004

Service Charge Details: £1,479.21 per annum

Sinking Fund Charge: £375.00 per annum

Ground Rent: £75 per six months

Type of Letting permitted: Min Term of 6 months.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 480 sq ft (44.6 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: Casual Off Road

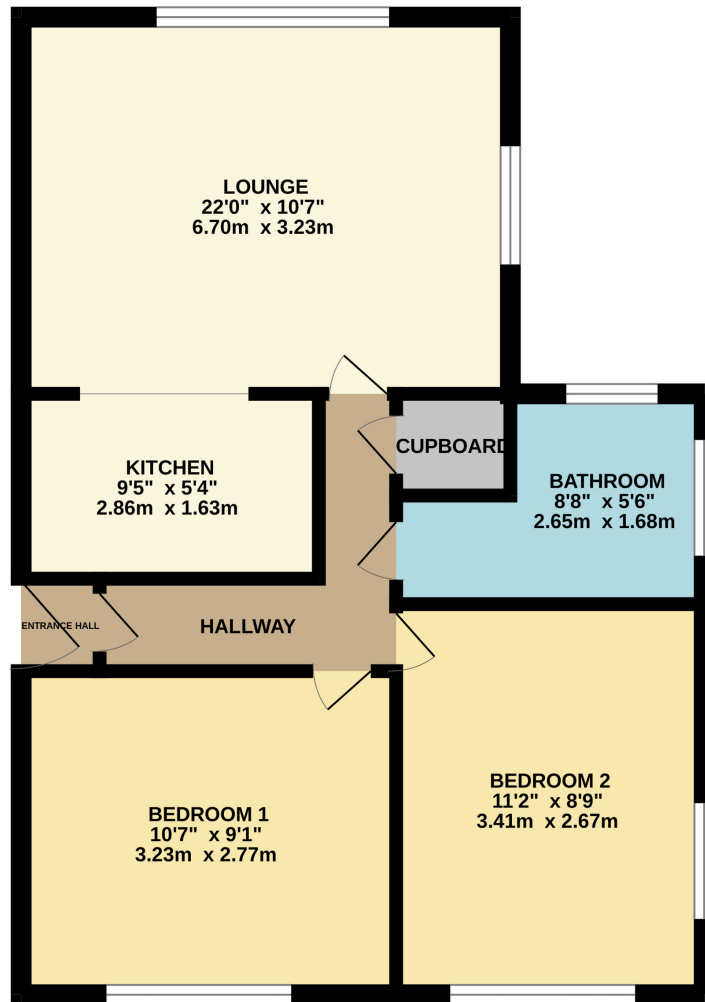
Garden: N/A

Main Services: Electric, water, gas, drains, telephone

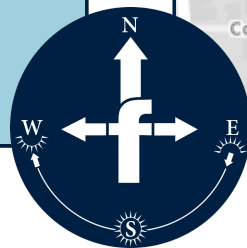
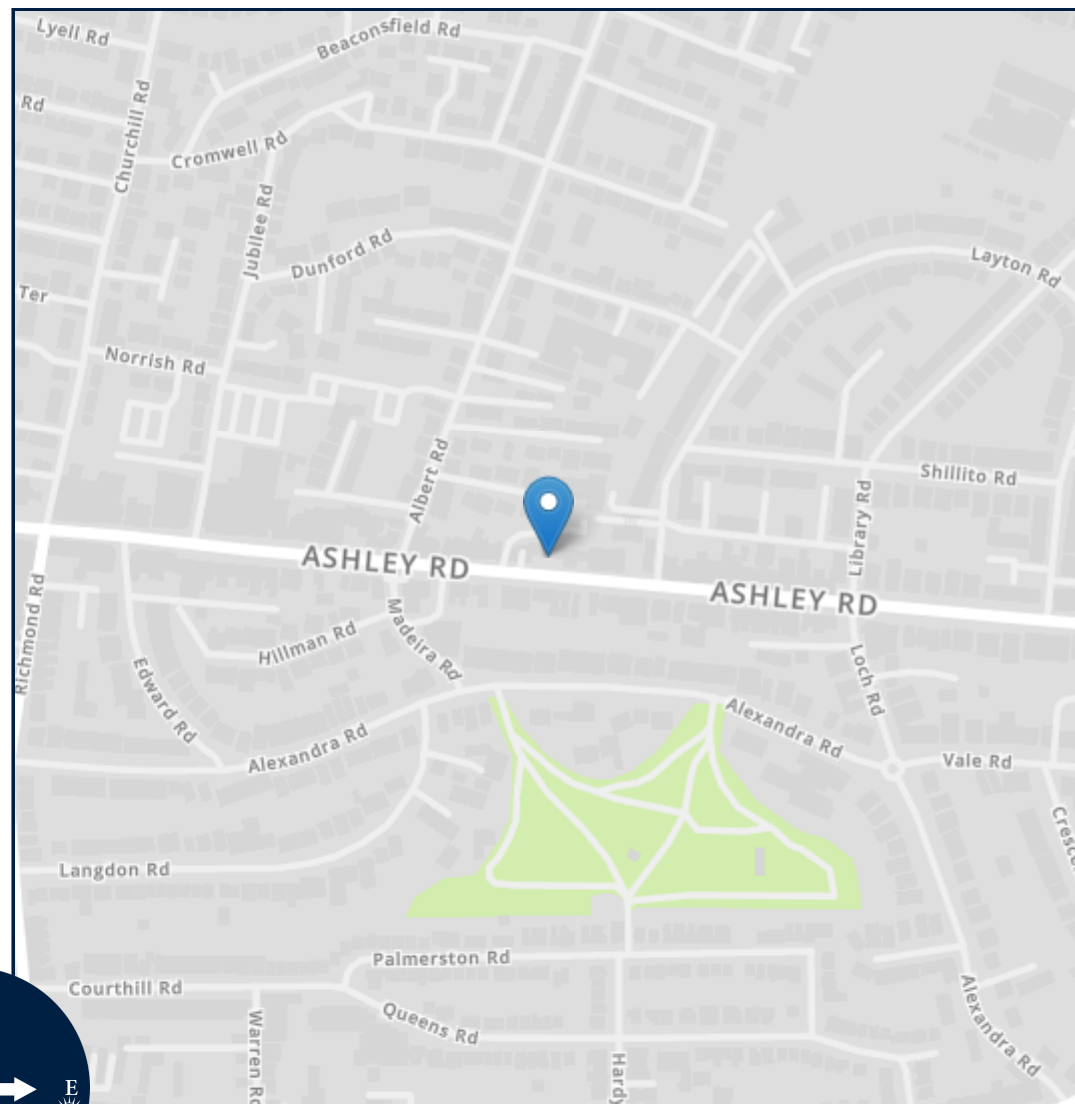
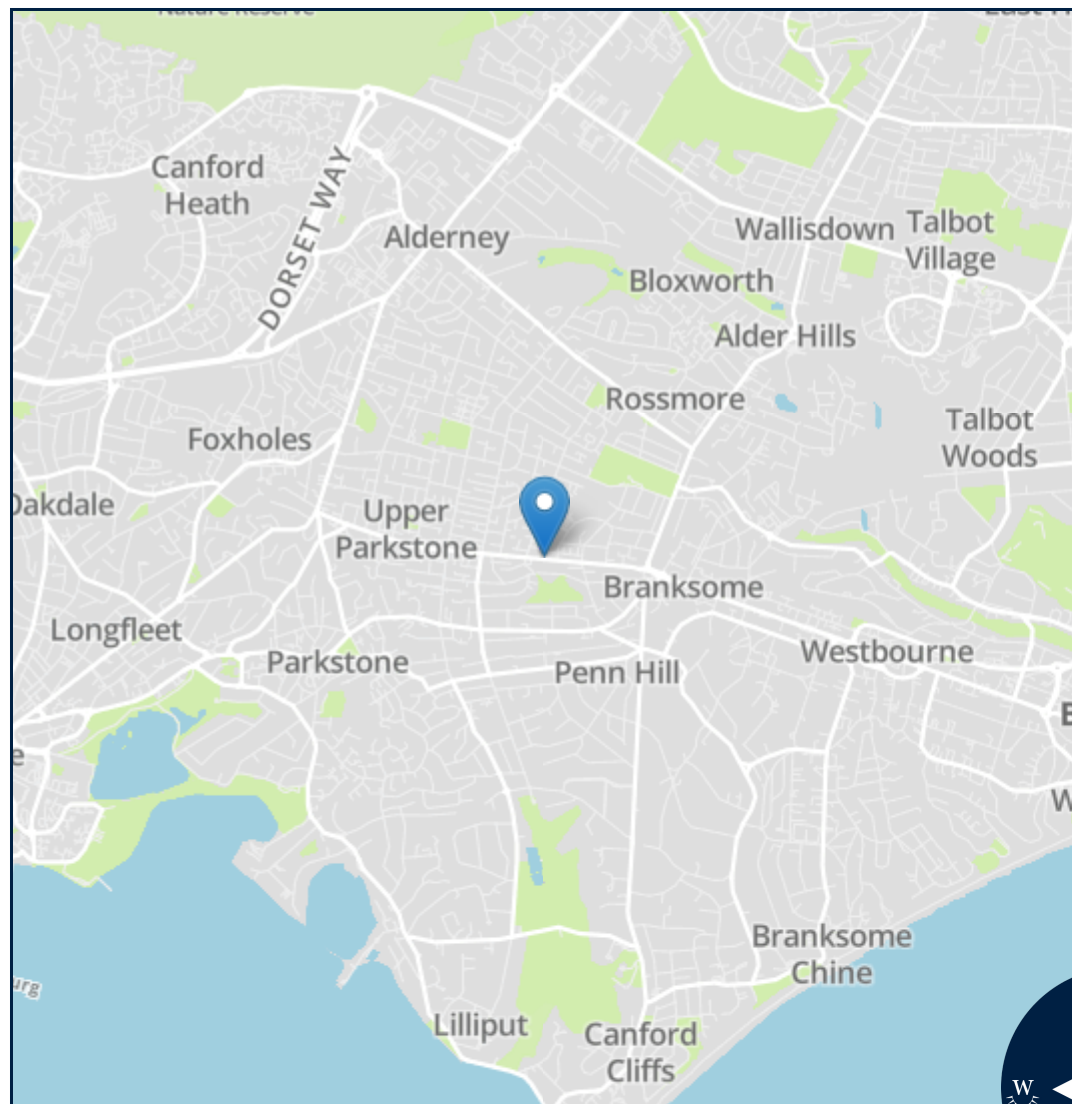
Local Authority: BCP Council

Council Tax Band: B

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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