



20 The Cosmopolitan, 1-3 Commercial Road, Lower Parkstone, Poole, Dorset BH14 0FD

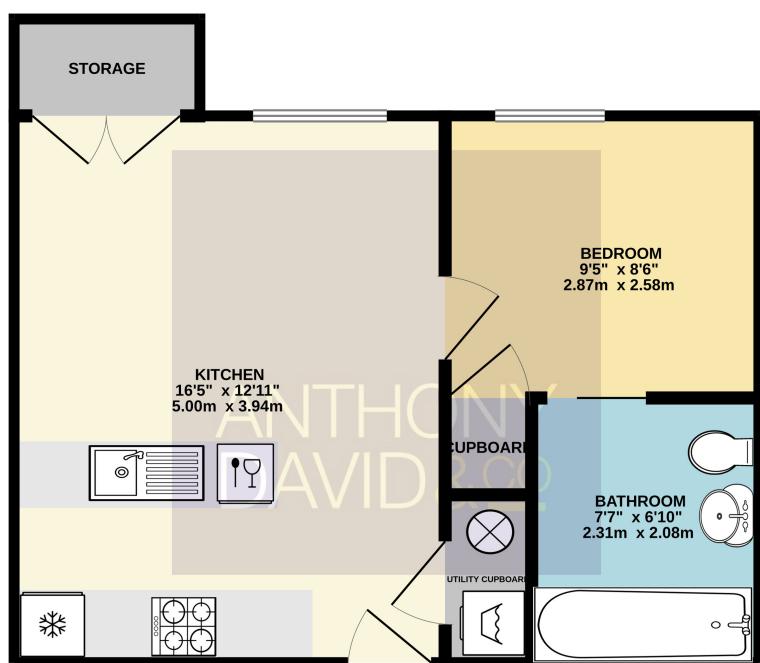
£179,950 Leasehold

** NO FORWARD CHAIN ** A stylish second floor apartment constructed in 2021 being ideally situated opposite Poole Park with its cricket green, eateries, tennis courts and boating lake. Ashley Cross with its array of amenities, trendy bars and bistros is also close to hand. This ultra modern property offers 'London style living' and internal viewing is highly advised to not only appreciate its sought after location but also the stylish accommodation on offer, which comprises: open plan lounge/diner/bespoke kitchen area, bedroom and contemporary bathroom. The property also has the added benefit of a communal roof terrace and gym. Further features of this ideal first time buy/investment include; storage cupboards to living area and bedroom, integrated appliances to kitchen, 'rainfall' shower over bath, electric heating, bike store and lift in block.

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ANTHONY
DAVID & CO

SECOND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



Open Plan Living/Kitchen 16' 5" x 12' 11" (5.00m x 3.94m)
Storage Cupboard 5' 7" x 2' 10" (1.70m x 0.86m)
Utility Cupboard 5' 0" x 2' 6" (1.52m x 0.76m)
Bedroom 9' 5" x 8' 6" (2.87m x 2.59m) Min
Bathroom 7' 7" x 6' 6" (2.31m x 1.98m)
Tenure Leasehold - 125 years from 2021
Ground Rent TBA
Service Charge TBA
Council Tax Band B

TOTAL FLOOR AREA: 383 sq.ft. (35.6 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. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			