

FOR SALE

Flat 3, 16 Sion House, Commercial
Road, Ashley Cross, Poole, Dorset
BH14 0JW



PHILIPPA SOLE



Offers Over £250,000

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Contemporary presentation throughout

2 bedrooms

Stylish wooden flooring

Family bathroom

Open plan living

Allocated parking space

Walking distance to Ashely Cross

Council Tax Band B - £1670.48

Maintenance £1254.70 and ground rent £200.

About this property

A great opportunity to acquire this two bedroom, first floor apartment. Well presented throughout in a superb location within walking distance of Ashely Cross making an ideal first time buy or investment purchase.

This stylish and contemporary first-floor apartment in Sion House, converted in 2018, offers modern interiors with high-quality finishes. A spacious open-plan living area, and two well-proportioned bedrooms, making it a comfortable and elegant living space.

The accommodation includes a sleek kitchen with a range of integrated appliances, tiled splash-backs, and composite worktops, alongside a dining space and a cozy living room area, with a striking feature wall. The primary bedroom includes built-in wardrobes and feature wood flooring which runs throughout the apartment. The bathroom is fitted with modern fixtures and fittings, providing a clean and sophisticated feel. The apartment benefits from secure entry system and an allocated parking space, ensuring convenience and peace of mind.

Location

Sion House is located in the vibrant area of Ashley Cross, a desirable location close to fashionable bars, restaurants, coffee shops, and within walking distance of Poole Park, beaches, and main transport routes. The local train station at Ashley Cross (Parkstone) provides direct access to London Waterloo in approximately two hours. Additionally, Sandbanks Beach is just a short drive away, making this property perfect for commuters and those looking to enjoy the best of Poole and the surrounding areas.





<https://www.rightmove.co.uk/property-for-sale/fullscreen/print-floorplan.html?propertyId=85778174>

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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	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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