



The Metropolitan, Poole Park
Poole, Dorset, BH15 2FP

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Leasehold Price £240,000

A stunning 2 double bedroom duplex apartment with a superb 23' southerly balcony, set on the second and top floors with use of a communal gym in this contemporary and stylish development. Set opposite Poole Park and half a mile from Ashley Cross, this superb apartment also includes a contemporary shower room, an allocated parking space (visible from the lounge) electric heating via slimline radiators and double glazing.

- Contemporary 2 double bedroom second and third floor duplex apartment
- Generous 23'4" x 3'10" balcony accessed from the stylish lounge
- High quality laminate flooring throughout the lounge, kitchen and entrance hall
- Superb kitchen fitted with high gloss white units with complimentary work tops, grey tiled splashback and includes an induction hob, single oven, integrated fridge/freezer and dishwasher
- Master bedroom includes fitted wardrobes
- Contemporary shower room situated on the first floor with Duravit sanitaryware, Grohe flush system, double shower and PIR sensor system, allowing lights to come on automatically
- Lower floor cloakroom
- Electric heating via slimline, modern radiators; double glazing
- Allocated parking space (visible from lounge)
- The Metropolitan was completed in 2016 and overlooks Poole Park. The iconic building used to be a Police Station and has been converted into 52 luxury apartments over 4 floors. The developers have maintained the 1920's art deco look throughout the building which benefits from a security entryphone system and superbly equipped communal gymnasium.



Poole Park is just over 150 ft away and offers play areas for children, The Ark which is a soft play centre, a restaurant and café, Poole Town Centre is within three quarters of a mile and has a variety of shops, restaurants and bars. Ashley Cross is just half a mile away with its variety of shops, bars and restaurants as well as a mainline railway station with services to Southampton and London.

COUNCIL TAX BAND: C

EPC RATE: D

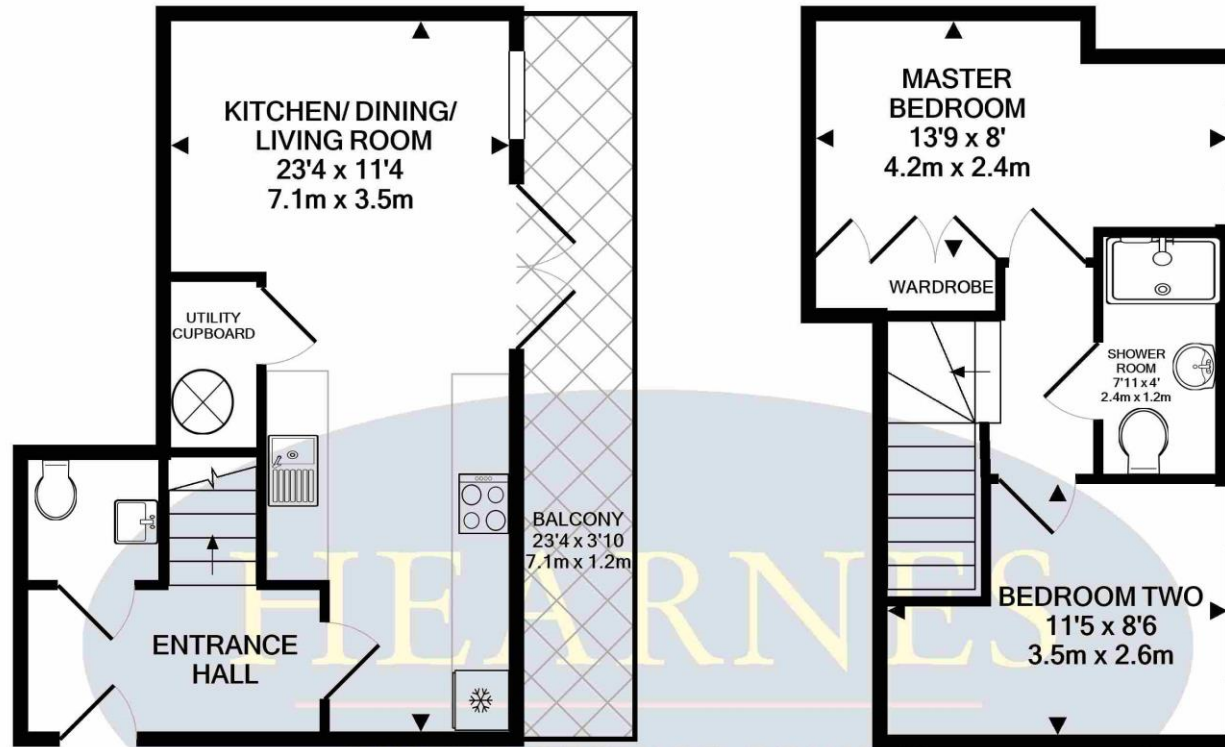
Term of Lease: 125 years from 2015

Maintenance Charges: Approximately £1,500 Per Annum

Ground Rent: Approximately £250 Per Annum

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





WHERE SERVICE COUNTS

LOWER FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

UPPER FLOOR
APPROX. FLOOR
AREA 280 SQ.FT.
(26.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 tested and no guarantee as to their operability or efficiency can be given

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