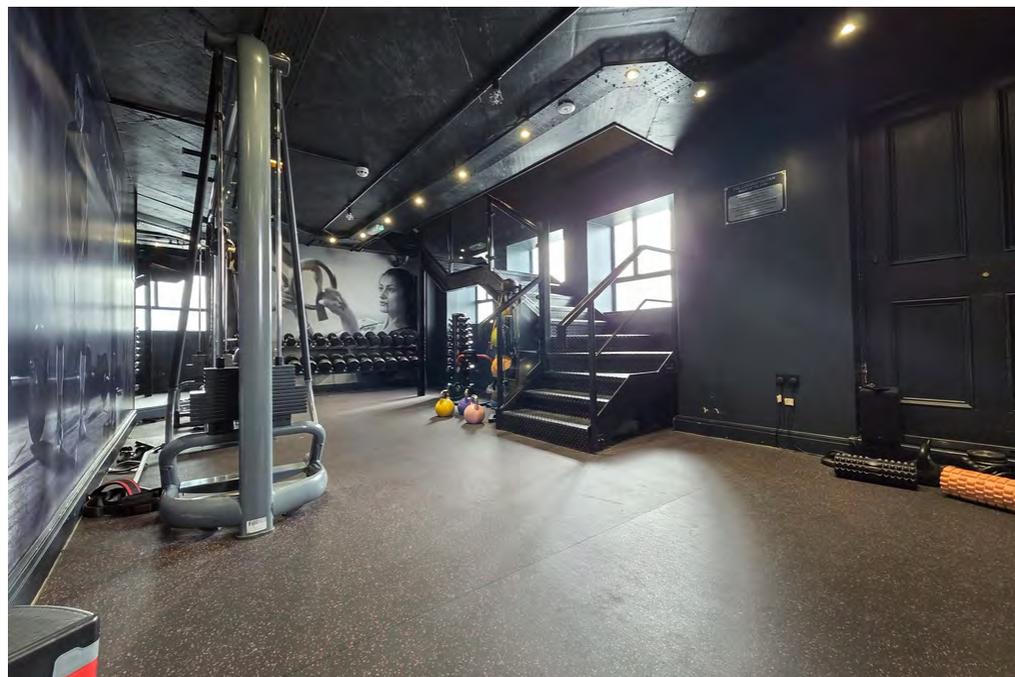


The Cosmopolitan
1-3 Commercial Road, Lower Parkstone BH14 0FD
Guide Price £190,000 Leasehold

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Property Summary

A stunning double bedroom apartment located in The Cosmopolitan, an iconic modern development complete with communal gym and roof terrace, located in a prime position within walking distance of Ashley Cross Village and Poole Park.

Key Features

- Beautifully presented second-floor apartment
- Contemporary open plan living space
- High-quality kitchen with integrated appliances
- Spacious double bedroom
- Stylish bathroom with waterfall shower & ambient lighting
- Superb roof terrace with far-reaching views
- Residents' gym
- Lift & stairs access to all floors
- Parking space & bike store
- Perfectly located within walking distance to Ashley Cross Village & Poole Park



About the Property

A beautifully presented double bedroom apartment set on the second floor of The Cosmopolitan - a landmark building redeveloped in 2021 into 80 contemporary apartments - and ideally positioned within walking distance of the vibrant Ashley Cross Village and opposite the picturesque Poole Park.

Upon arrival, residents are welcomed into an elegant internal lobby with both lift and stair access to all floors. A well-equipped communal residents' gym is also conveniently located on the ground floor.

The apartment itself offers a thoughtfully designed open-plan kitchen/living/dining area, perfect for modern lifestyles. The kitchen is fitted with high-quality cabinetry, quartz work surfaces and a full range of integrated appliances including fridge, freezer, dishwasher and induction hob.



A large storage cupboard is located in the hallway housing the boiler and with space and plumbing for a washing machine

The spacious double bedroom is enhanced by a large sash window, flooding the room with natural light. A stylish bathroom featuring a luxurious waterfall shower over the bath, ambient sensor lighting and premium fittings completes the accommodation.

Further benefits include off-road parking for one vehicle.

Tenure: Leasehold 125 years from 2021

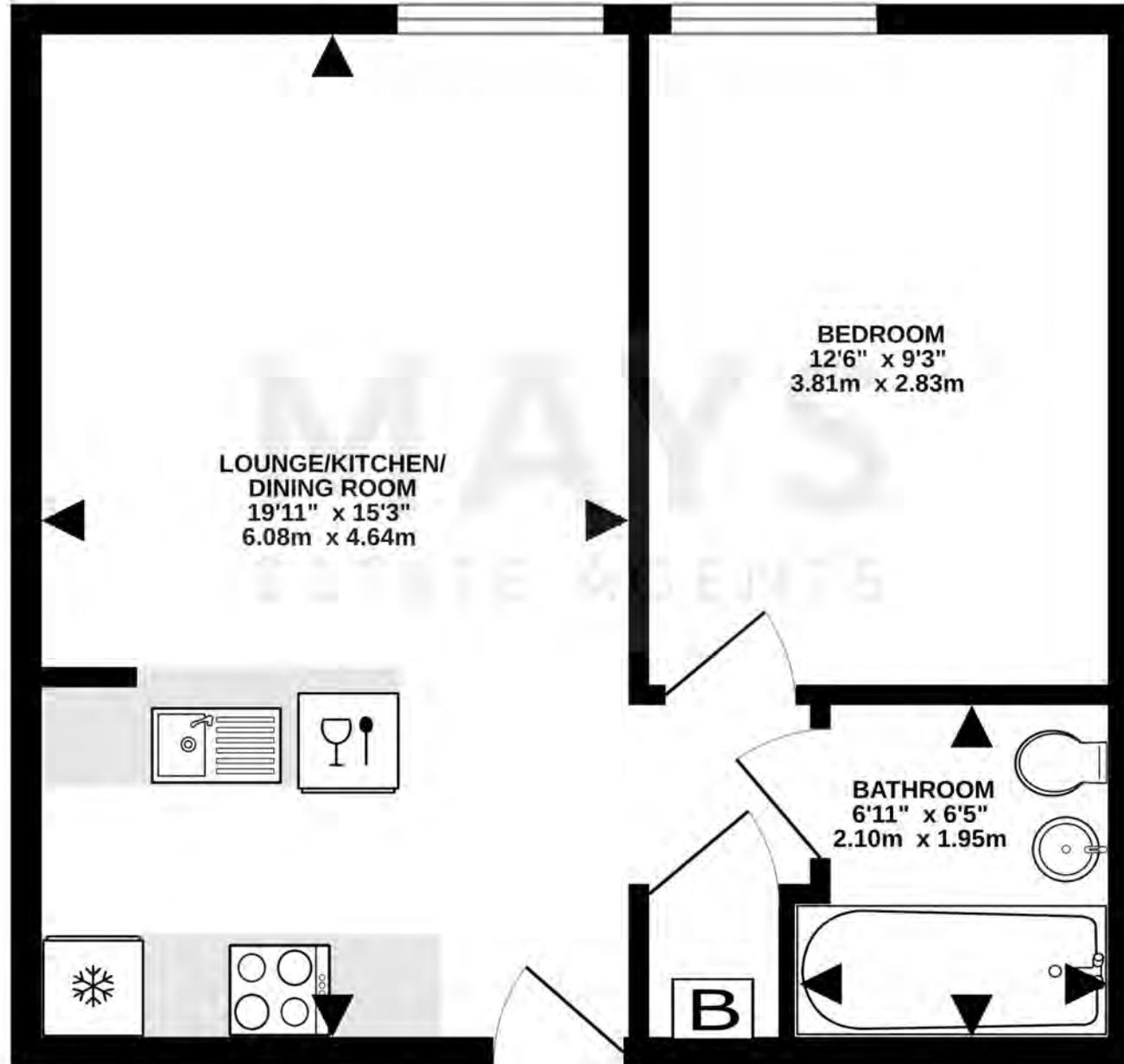
Service charge: £1,096 per annum

Holiday lets/Airbnb are not permitted

Pets are permitted with consent from the management company

TOTAL FLOOR AREA : 419 sq.ft. (38.9 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 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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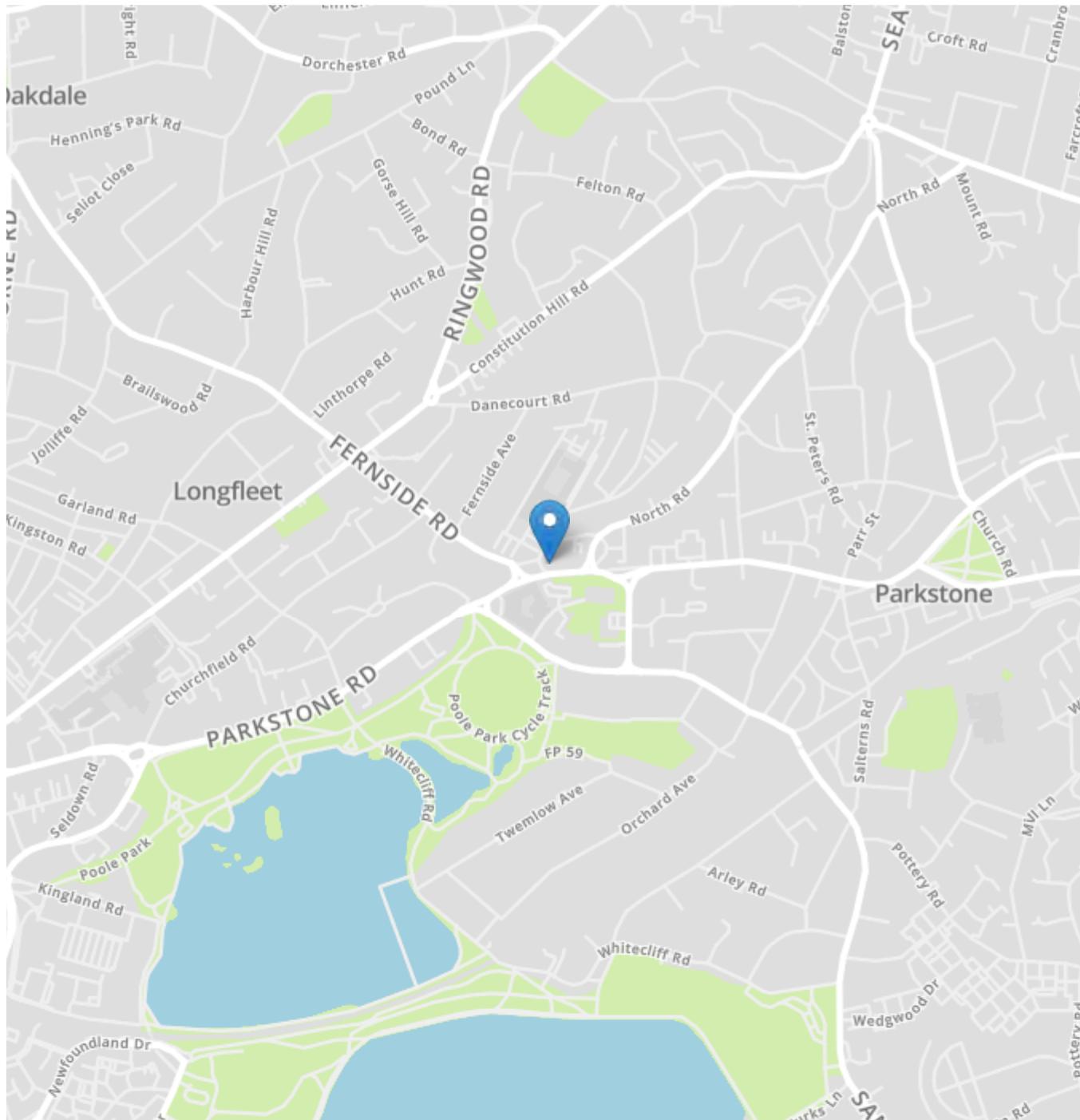
About the Location

The Cosmopolitan enjoys a prime position within easy walking distance of Ashley Cross Village, a vibrant spot centred around its picturesque green and home to an eclectic mix of specialist shops, independent boutiques, lively bars and inviting bistros. Many of the surrounding streets fall within a conservation area, preserving the charm and character that make this such a sought-after location.

Directly opposite stands Poole Park, with its boating lake, café and waterfront restaurant, while nearby Poole Town Centre offers a diverse choice of shopping, relaxed strolls along Poole Quay, and an excellent selection of cafés, bars and restaurants.

Just a short drive away, the award-winning sandy beaches of Sandbanks beckon. From here, the chain ferry provides a gateway to Studland, the dramatic National Heritage Coastline and the Purbeck Hills, with their outstanding walking and cycling trails – all combining to create the perfect balance of village, town and coastal living.

The area is exceptionally well-connected, making it an ideal base for both work and leisure. Poole and Parkstone mainline railway stations provide direct services to Southampton and London Waterloo, while the nearby M27 offers convenient road links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are within easy reach, and Poole Harbour's ferry terminal provides regular crossings to the Channel Islands and mainland Europe.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(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

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

ABOUT MAYS

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals. We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our 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 so long.

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