

Cosmopolitan, 1-3 Commercial Road, Poole, Dorset, BH14 0FD



HEARNES

WHERE SERVICE COUNTS

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Leasehold £315,000

A stunning and immaculate 2 double bedroom, 2 bathroom, fourth floor apartment with 30' x 6' private terrace and use of a duplex residents' gym and fabulous roof terrace in this contemporary and stylish development built in 2021. Set opposite Poole Park and half a mile from Ashley Cross, this superb apartment also includes a fully fitted kitchen, leading to the sitting area, contemporary en suite shower room, main bathroom, parking space (with charging points) electric heating via slimline radiators and double glazing. The flat is southerly facing, so enjoying a bright and light aspect, with the terrace enjoying the morning and early afternoon sun.

- Contemporary and tastefully decorated 2 double bedroom fourth floor apartment
- Wonderful 30' x 6' terrace with far reaching views over the town and distant harbour
- Immaculately presented internally and has been a delightful place to live for the current owners
- Superb open plan kitchen/living area having a kitchen fitted in two tone units with complimentary white Quartz work tops over that extend to form a breakfast bar. Integrated appliances to include an induction hob, single oven, fridge/freezer and dishwasher. Storage cupboard with space and plumbing for washing machine
- Master bedroom with doors leading to the terrace and contemporary en suite shower room with black fittings and stylish sanitaryware, rain and hand shower, PIR sensor system, allowing lights to come on automatically, Porcelanosa wood effect tiling
- High quality laminate flooring throughout the lounge, kitchen and entrance hall
- Electric heating via slimline, modern radiators; double glazing
- Vehicle recognition entry parking permit comes with this flat and electric charging points available (subject to an extra charge)
- Pets accepted under a license
- The Cosmopolitan is a development of 80 apartments set over floors in a distinctive landmark building, across the road from Poole Park. Cosmopolitan benefits from a security entryphone system, attractive internal hallways and communal areas, passenger lifts serving all floors, superbly equipped residents' gymnasium, set out over 2 floors and breathtaking 360 degree views from the fabulous roof terrace, open to all residents and their guests. Views out to the town, extending to Poole Park, Sandbanks, and the Purbeck Hills.

Fabulously located with everything on your doorstep! Poole Park is just over 200m away and offers play areas for children, The Ark which is a soft play centre, a restaurant and café. Local shops on the Civic Centre Roundabout are conveniently located within 100m, along with excellent bus links (stop right outside). 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.

Maintenance Charges: £1274.87 per annum
Ground Rent: £296.00
Building Insurance: £276.15
Tenure: Leasehold with 125 years from 2022

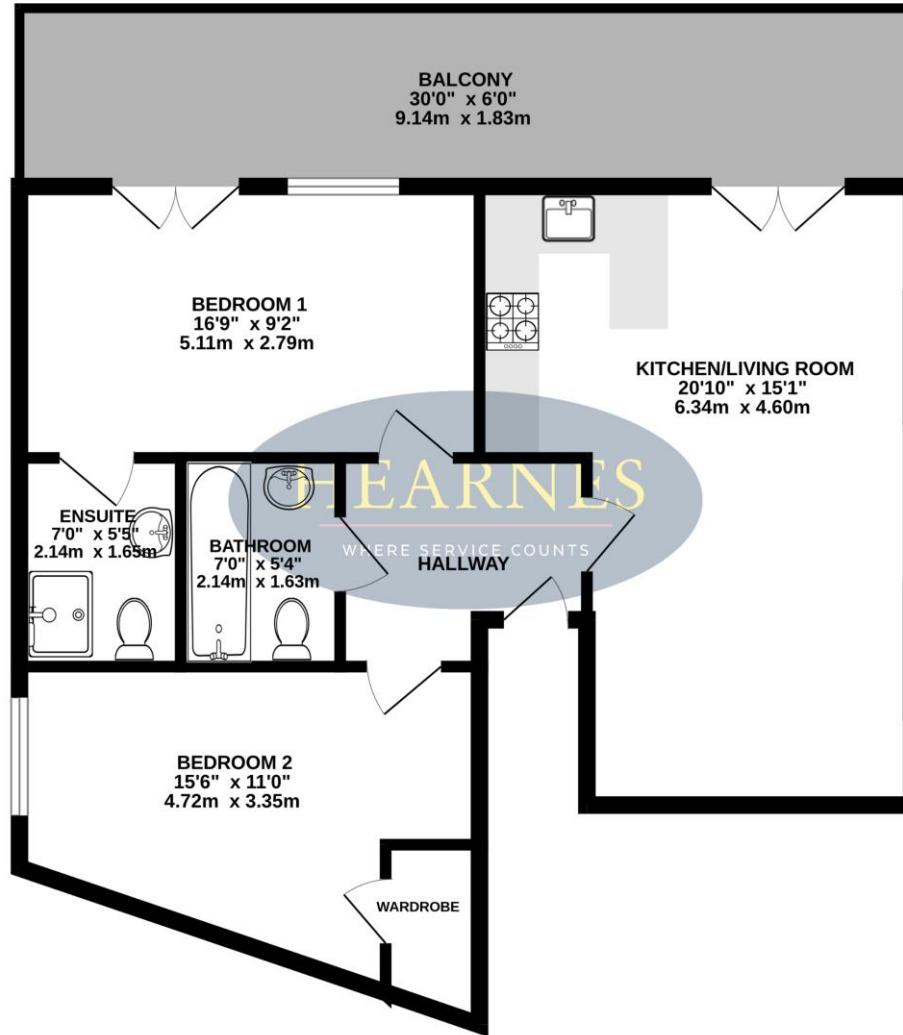
Council Tax: D EPC: C

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





675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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