



16 Sion House, 16 Commercial Road, Lower Parkstone, Poole, Dorset BH14 0JW

£229,950 Leasehold

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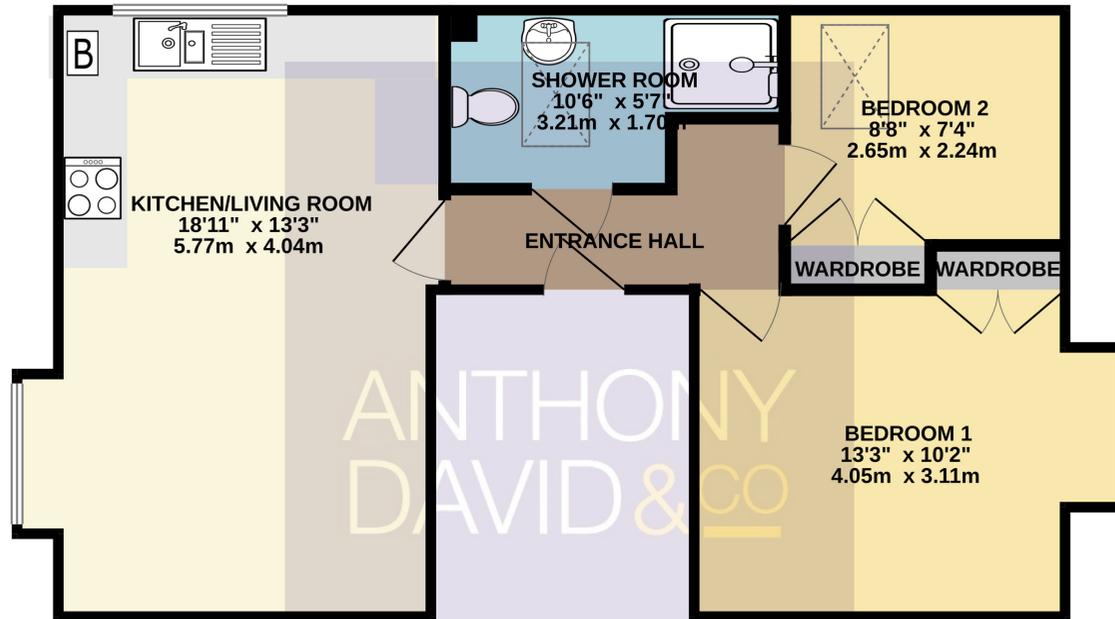
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**** NO FORWARD CHAIN **** A stunning second floor apartment being just one of three set back from the road in the heart of Ashley Cross with its array of trendy bars, bistros and amenities. This turn-key home offers stylish living throughout and viewing is a must to appreciate not only it's sought after location but also the accommodation on offer, which comprises; open-plan lounge/diner/bespoke kitchen, two bedrooms and a contemporary shower room. Externally the property benefits from one allocated parking space, visitors parking and bike store. Further features of this 'little gem' include: PETS ALLOWED ON LICENCE, ceramic hob, sash windows to living room and bedroom one and built-in wardrobes to both bedrooms. Nearby schools - Old School House Pre-school, Baden Powell, Longfleet Primary, Ocean Academy and Poole High School.

**ANTHONY
DAVID & CO**

2ND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living Room/Kitchen 18' 11" x 13' 3" (5.77m x 4.04m)

Bedroom One 13' 3" x 10' 2" (4.04m x 3.10m)

Bedroom Two 8' 8" x 7' 4" (2.64m x 2.24m)

Shower Room 10' 6" x 5' 7" (3.20m x 1.70m)

Parking Allocated and visitor

Tenure Leasehold - 125 years from 2019

Service Charge £1879.22 per annum

Ground Rent £200 per annum

Council Tax Band B

TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(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	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.