

**FOR SALE**



**Ashley House, 250-252 Ashley Road, Poole**  
**£160,000**

  
**MARTIN&CO**

# Ashley House, 250-252 Ashley Road £160,000

- **NO FORWARD CHAIN - KEYS IN OFFICE**
- **89 years on the lease**
- **service charge £605pa**
- **ground rent £200pa**
- **on main bus route**
- **allocated parking space**

Introducing this first floor flat situated in the popular Ashley Road location. This property boasts a large double bedroom, perfect for couples or individuals looking for a spacious living space. Offered for sale with no chain, this property is ideal for those looking to move in quickly. The flat features double glazed windows for added comfort and security, as well as an allocated parking space outside. Located within walking distance of local shops and supermarkets, this property offers convenience at your doorstep, with main bus routes right outside. At 39 square metres, this flat offers plenty of space for comfortable living, with potential for new carpets and redecoration to truly make it your own.



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

ALLOCATED PARKING SPACE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.