

## Property Location Poole

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any



**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.

## The Observatory, , Park Road

£220,000

### Martin & Co Poole

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- No Forward Chain
- One Double Bedroom
- Popular Location
- High Spec Apartment
- Remainder of NSBC Warranty
- Unallocated Off Road Parking
- Communal Roof Top Terrace
- Bike Store
- Built In 2021
- Storage Cage



### Why you'll like it

Located in a sought-after position near Poole Park, Ashley Cross, and the stunning beaches of Sandbanks, this beautifully presented one-bedroom apartment offers a perfect blend of style, comfort, and convenience. Set on the sixth floor of a modern development, the flat enjoys elevated views and access to a spectacular communal rooftop terrace boasting panoramic views over Poole Harbour.

Inside, the apartment is thoughtfully designed, featuring a spacious open-plan living and kitchen area. The kitchen is fitted with high-end appliances, sleek cabinetry, and contemporary finishes, ideal for both relaxing and entertaining. The bedroom is a generous size with ample natural light, while the modern family bathroom is finished with premium Porcelanosa tiles and includes a shower over the bath, toilet, and sink.

Additional features include a useful utility cupboard and a large

internal storage cupboard, providing excellent practical space. For added convenience and security, the apartment also includes access to interior bike racks and a private basement storage cage-perfect for storing larger or seasonal items.

Residents benefit from an unallocated parking space and lift access within the building, ensuring ease of living. Whether you're a first-time buyer, investor, or looking for a stylish coastal base, this flat ticks all the boxes.

With its prime location near local cafes, transport links, green spaces, and award-winning beaches, this apartment offers the very best of Poole living. Early viewing is highly recommended.

#### Additional Information :

Tenure: Lease  
 Leasehold: 999yrs from September 2021  
 Ground Rent: £150 PA  
 Service Charge: £1069

representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

