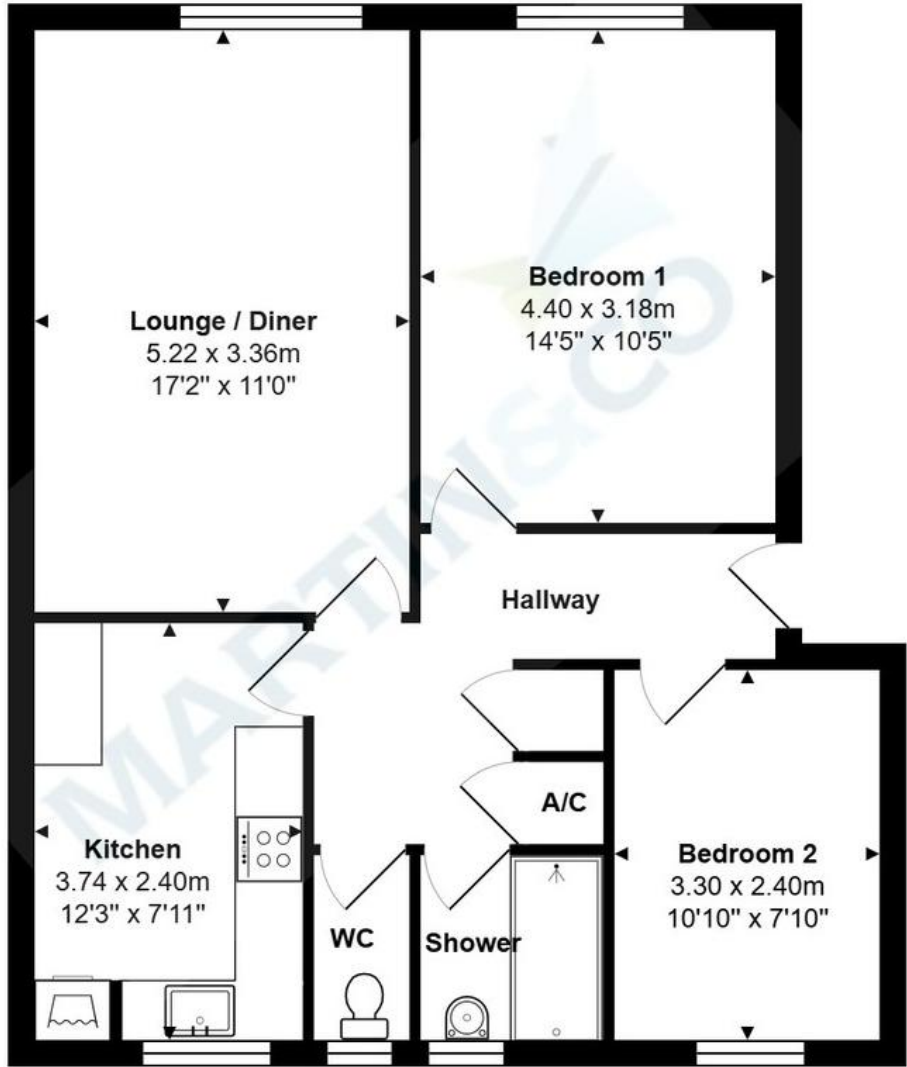


Property Location
Poole



Total Area: 63.3 m² ... 681 ft²

All measurements are approximate and for display purposes only



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.

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Bournemouth Road, Poole

Guide Price Of £230,000



- Walking Distance To Station
- Two Double Bedrooms
- Parking Available
- Ideal First Time Buy
- Recently Refurbished
- Close to Shops
- Popular Location
- Gas Central Heating
- Leasehold
- 132 Years Remaining
- Communal Gardens



Why you'll like it

Situated in the heart of Ashley Cross, this beautifully refurbished two-bedroom flat offers immaculate living throughout, perfect for professionals, couples, or those seeking a stylish and low-maintenance home in a popular location.

Finished to a high standard, this property features two generous double bedrooms, both conveniently served by a modern bathroom fitted with a shower, sink, heated towel radiator, and complemented by a separate WC for added convenience. The newly fitted kitchen is a standout feature, offering floor-to-ceiling units that provide ample storage space. It boasts high-quality integrated appliances including an oven, electric hob, slimline dishwasher, and designated space for additional appliances.

The spacious sitting/dining room is flooded with natural light and enjoys views over the front of the building, creating a welcoming and airy environment for relaxing or entertaining.

Externally, residents benefit from communal gardens-ideal for enjoying sunny days-as well as first-come, first-served residents' parking, a highly desirable feature in this sought-after area.

Ashley Cross itself is renowned for its bustling café culture, independent shops, and excellent transport links, with Parkstone train station just a short walk away. This prime location also provides easy access to nearby Poole, Bournemouth, and the stunning beaches of Sandbanks.

Offered in move-in condition, this superb flat presents an excellent opportunity to acquire a home in a thriving location. Early viewing is highly recommended to fully appreciate the quality and appeal of this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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 representation or warranty whatever in relation to this property.

