

Guide Price £280,000 | 2 Bedrooms.



01202 721999 leaderfox.co.uk

Leader  Fox

What it's got.

A choice of three recently renovated and modernised two bedroom apartments.

You have your own private entrance which welcomes you into the spacious hallway and leads onto the open plan kitchen/diner/lounge. If you like to entertain you will love this space! The kitchen has been designed to a high specification with 'on trend' grey units, luxury work tops and integral appliances. The remainder of the room lends itself well to living and dining furniture with tasteful decor and lots of natural light. There are two double bedrooms with built in wardrobes and a stylish bathroom plus large under stairs storage cupboard. The main feature of this property has to be the good sized sunny garden accessed via the bedroom. Completely enclosed ideal for BBQ's and socialising.

There is an allocated parking bay plus visitors.





Where it is.

Ashley Cross is the place to be, you will not be disappointed as it has something for everyone. The 'village' itself has an array of facilities including library, convenience stores, boutiques, doctors surgery, pharmacy etc. But there is also a vast selection of cafes, eateries, trendy bars and fashionable bistros. You can easily access the local parks, schools and the town centre. The award winning beaches of Sandbanks beach are close by. The two local schools Baden Powell Junior and Lilliput Infant are both in easy reach.

Parkstone train station is just short walk away with its regular direct routes to Waterloo, London making it ideal for commuters.



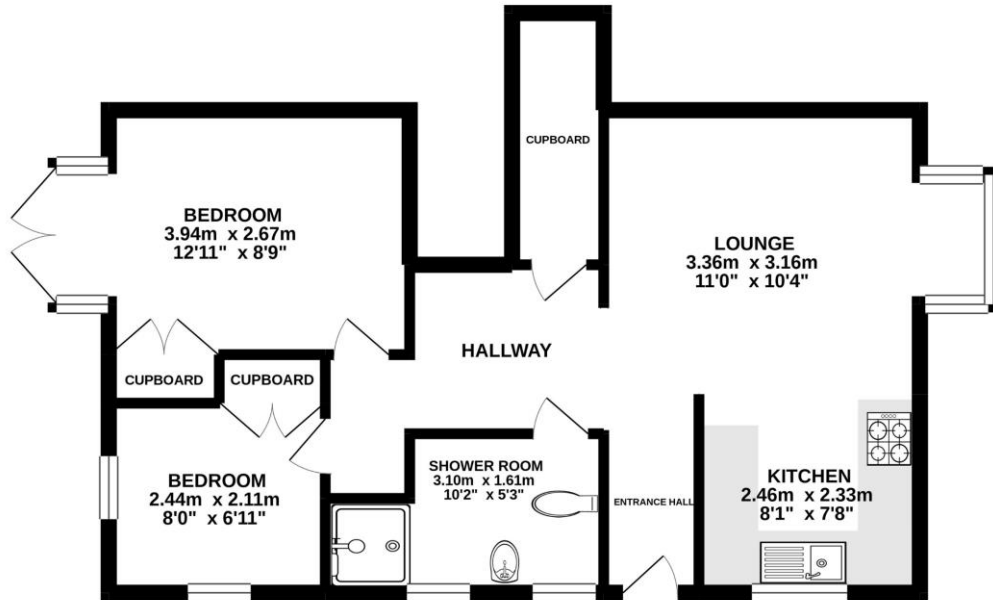
Technical bits.

- Leasehold - 125 years
- Service charges - £1,200
- Ground rent - £200
- Character conversion
- Luxury fittings and fixtures throughout
- Allocated parking plus visitors
- Ideal location minutes walk to Ashley Cross
- Close to train station
- Perfect first home or investment



Flat 14 Sion House, 16 Commercial Road, Lower Parkstone, Poole, BH14 0JW

GROUND FLOOR
49.7 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA: 49.7 sq.m. (535 sq.ft.) 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.
Made with Metroplan ©2020

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.