

Guide Price £250,000 | 2 Bedrooms.



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# What it's got.

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

As you walk in this flat, the 'Show Home' you will instantly be hit with its stylish decor, high quality fixtures & fittings and fine lines. If you love to socialise and entertain the open plan kitchen/lounge/diner will be perfect. The kitchen has a range of 'on trend' grey units and integrated appliances. There are two bedrooms both with built in wardrobes. The contemporary shower room will not disappoint either with feature tiled floors and walls and high specification sanitary ware. Outside there is one allocated parking bay plus visitors.





## Where it is.

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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.

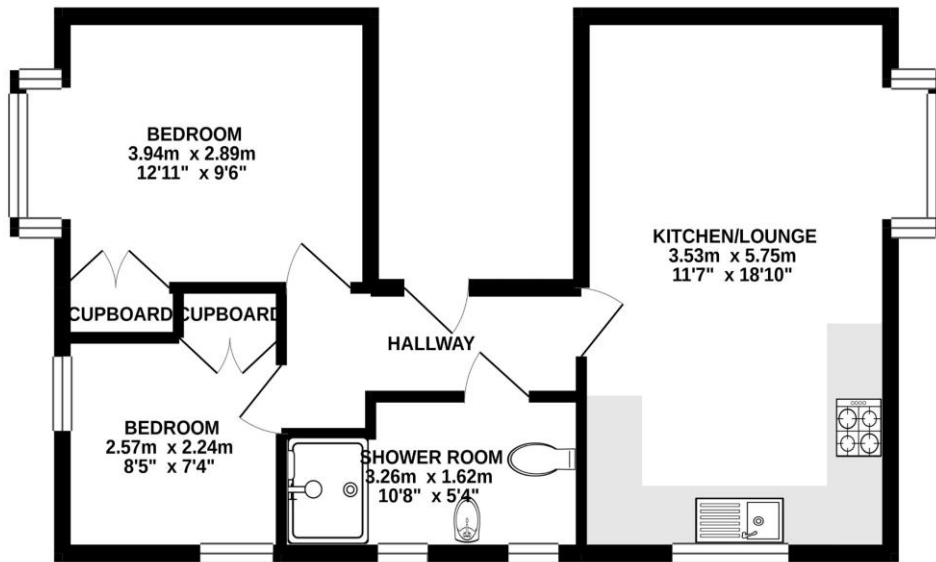
## Technical bits.

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- Leasehold - 125 years
- Service charges - £1,200 PA
- Ground rent - £200 PA
- Show Flat
- 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
- Pets allowed / no holiday lets

# Flat 16 Sion House, 16 Commercial Road, Ashley Cross, Poole, BH14 0JW

2ND FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 45.5 sq.m. (490 sq.ft.) approx.

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