



The Cross, 107 Commercial Road, Ashley Cross, Poole, BH14 0DL

£185,000

- Modern Top Floor Flat
- Ideal First Time Buy / Buy To Let
- Fully Fitted Luxury Kitchen
- Permit Parking Available
- Prime Ashley Cross Location
- High Specification Throughout
- Open Plan Living Space
- Modern Bathroom
- Use Of Secure Bike Store
- Early Viewing Strongly Advised!

The Cross, Commercial Road, Ashley Cross, Poole, BH14 0DL

SUPERB MODERN TOP FLOOR FLAT SITUATED IN THE HEART OF ASHLEY CROSS in Lower Parkstone, Poole which hosts a range of bars, restaurants and local amenities, regular bus routes and train station with links to Weymouth and London Waterloo. The property benefits from an open plan lounge / fully luxury fitted kitchen, double bedroom and a shower room. Other benefits include UPVC double glazing, electric heating, permit parking available, use of secure bike store, remainder of New Build Guarantee. Also Pets Allowed! We strongly encourage early internal viewings. To arrange, please contact Greys of Parkstone .



Council Tax Band: B

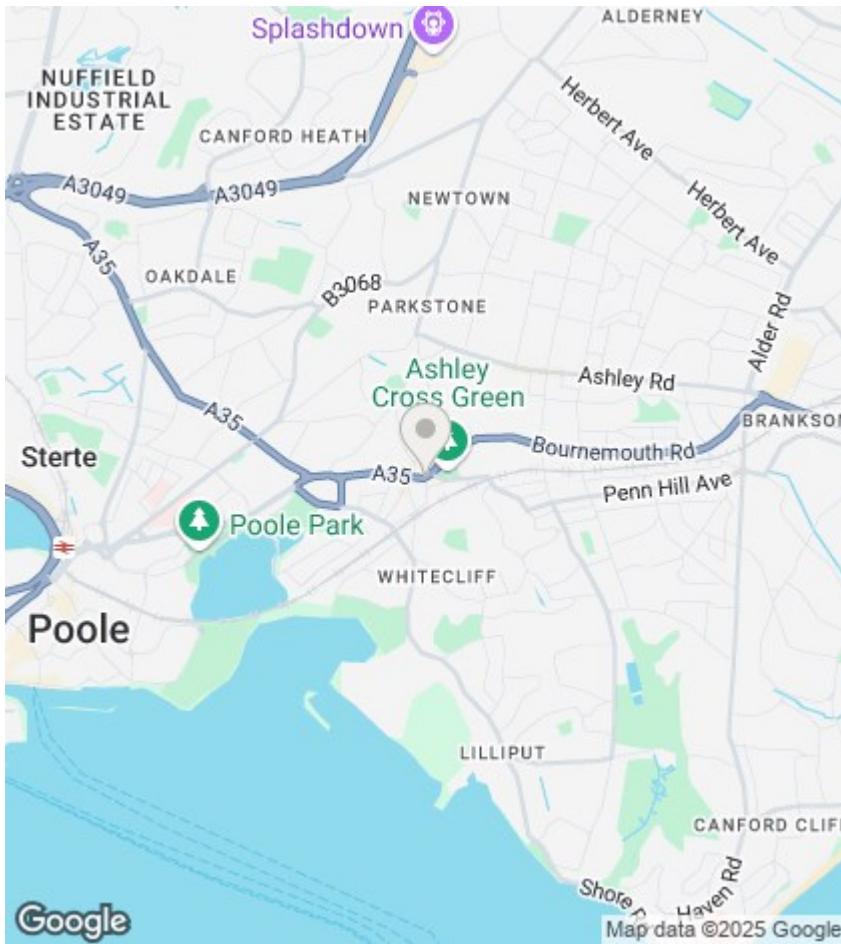


Open Plan Kitchen / Living Room
25'6" x 14'7" (7.78m x 4.46m)

Bedroom
14'5" x 8'10" (4.40m x 2.71m)

Shower Room
7'8" x 5'0" (2.35m x 1.53m)

Tenure
Leasehold with approximately 121 years remaining.
Service Charge - £1000 approx.
Ground Rent - £180 / annum
Council Tax - Band B



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor area 48.4 m² (521 sq.ft.)

TOTAL: 48.4 m² (521 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io