

The Cosmopolitan, Commercial Road BH14



01202 721999 katiefoxea.co.uk

Katie  Fox
ESTATE AGENTS

What it's got.

Discover this exceptionally spacious one-bedroom apartment - one of the largest of its kind within the block - perfectly positioned in a highly sought-after location overlooking Poole Park.

Designed for stylish, turn-key living, the heart of the home is the impressive open-plan kitchen, dining and lounge area. Beautifully arranged and flooded with natural light from three floor-to-ceiling balcony doors, this stunning space is ideal for both relaxing and entertaining. The contemporary kitchen is fitted with top-of-the-range integrated appliances.

The generous double bedroom is completed with seamless fitted wardrobes, while the well-proportioned shower room is finished to a high standard with modern fixtures and fittings. Every room is bright, airy and tastefully decorated.

Perfectly suited to first-time buyers, professionals, or those seeking a low-maintenance coastal base, the property also benefits from access to an on-site gym - adding further convenience.



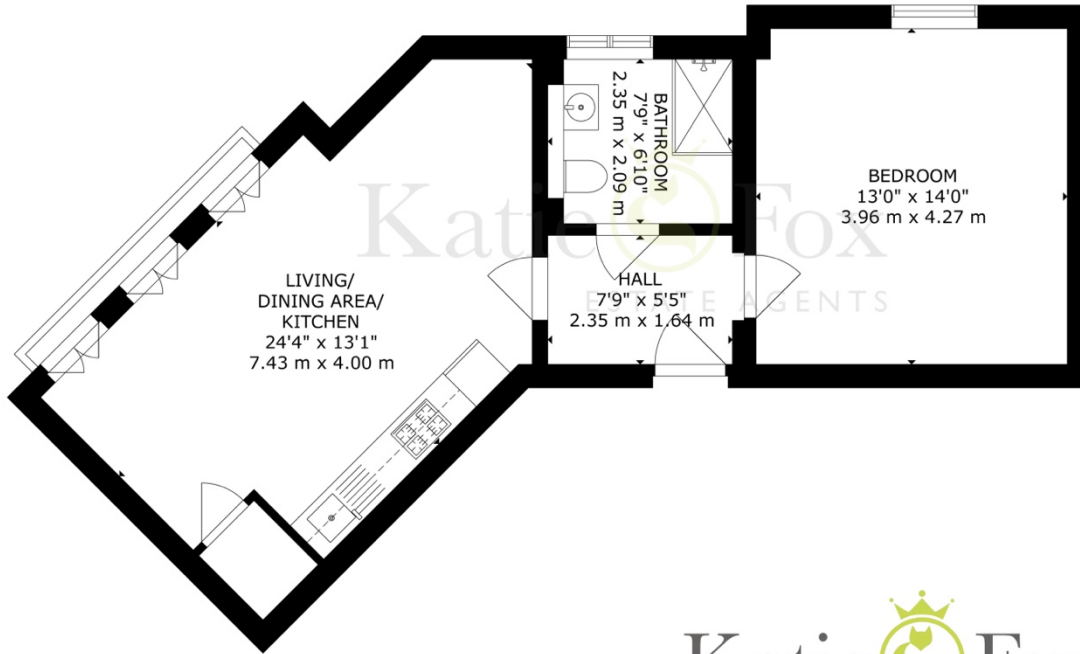


What the owner says.

“The area is amazing. Ashley cross is a lively area with great pubs, music and food. At the other end of the spectrum are the amazing coastal areas and green spaces from the park across the road to all the beaches and coastal walks slightly further out such as Lulworth. Never had any issues with neighbours or noise. It’s a surprisingly quiet flat which is perfect for anyone who is looking for a nice area to live in. I’m sad to be leaving it but can’t wait to return to the area in the next 5 years”.

Where it is.

You are moments away from Ashley Cross with its array of amenities, bars, cafes and facilities. Parkstone train station has direct routes to/from Waterloo, London. The beautiful Poole Park is literally a stones throw away boasting 110 acres of parkland, large play parks, popular eateries, a saltwater lagoon and beautiful lakes. From here you can easily walk into Poole town centre and the ever Poole quay/the harbourside. Here you will find a great spot for fine dining, eating out, drinking whilst enjoying pleasant views of the harbour.



GROSS INTERNAL AREA
TOTAL: 567 sq.ft, 53 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- 1-bedroom immaculately presented apartment
- Fourth Floor
- Short distance to Ashley Cross, Poole Park, Parkstone Rail Station
- Pets allowed on request
- Unique one of one property with three Juliet Balconies
- Energy rating B
- 1 allocated parking space
- 5 years remaining new build guarantee
- Council Tax Band - C
- Service Charge - £1300 / Ground Rent - £200 PA

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.