



**Connells**

The Cosmopolitan Commercial Road  
Poole



### Property Description

Modern One-Bedroom First-Floor Flat in  
Prime Ashley Cross

Discover the perfect urban retreat in this charming one-bedroom first-floor flat, ideally situated in a sought-after location. This well-presented property offers an open plan kitchen living room, making it an ideal choice for professionals, couples, or investors. The spacious living room is flooded with natural light, creating a warm and inviting atmosphere. This versatile space is perfect for relaxing or entertaining guests. The contemporary kitchen is equipped with sleek cabinetry and quality appliances, providing a functional and stylish space for cooking and dining. The generously sized bedroom features ample storage options and offers a tranquil space to unwind after a busy day. A modern bathroom fitted with a clean, elegant design includes a bathtub and shower, ensuring a comfortable and refreshing experience. Situated in a vibrant area, the flat is within walking distance of local shops, restaurants, and public transport links, providing easy access to all the amenities you need. The property benefits from a secure entry system, offering peace of mind and added security.

Ideal for those seeking a low-maintenance lifestyle, this one-bedroom flat combines modern living with a convenient location. Whether you're a First time buyer, professional Couple, or Investor!

### Kitchen Living Room

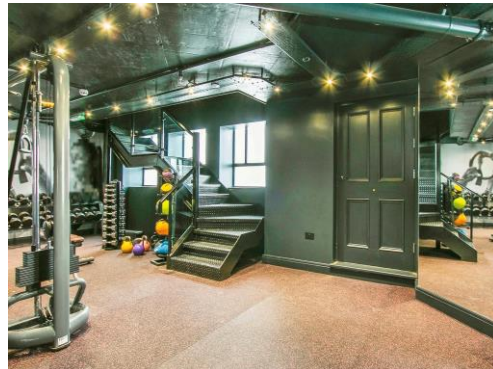
20' 3" x 12' 2" (6.17m x 3.71m)

### Bedroom

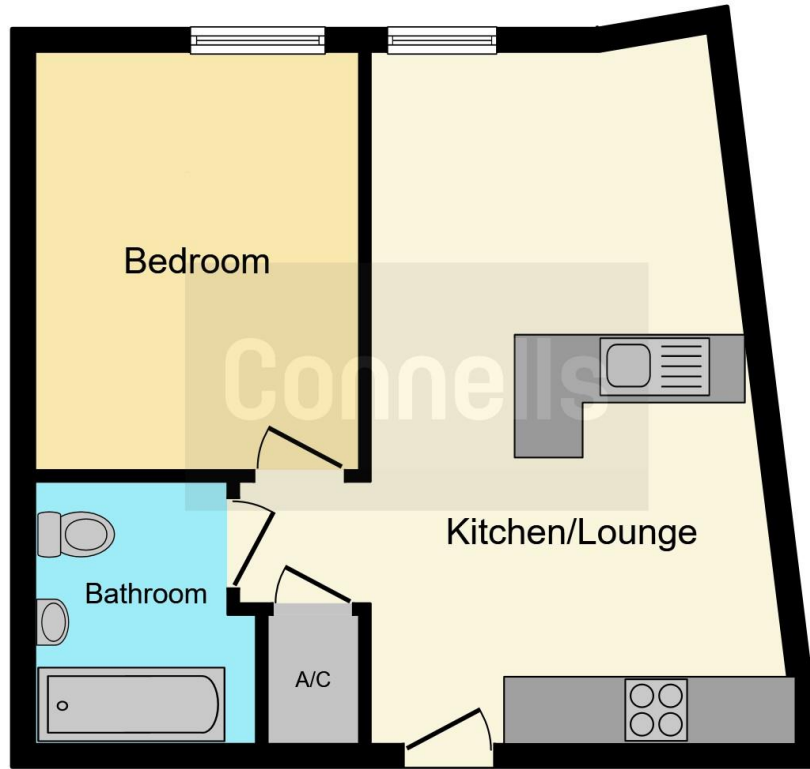
13' x 9' 7" (3.96m x 2.92m)

### Bathroom

5' 4" x 7' 3" (1.63m x 2.21m)







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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WIN306488](http://connells.co.uk/Property/WIN306488)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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