





welcome to

Ashton Court Western Road, Poole

A spacious and stylish two-bedroom, two-bathroom apartment in BH13's prestigious Western Road, offering a westerly balcony, off-road parking, and easy access to Westbourne, Penn Hill, and Bournemouth's award-winning beaches.

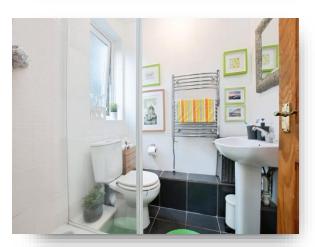














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance Hall

Lounge

18' 1" x 14' 7" (5.51m x 4.45m)

Balcony

Kitchen

13' x 8' 8" (3.96m x 2.64m)

Master Bedroom

13' 4" max x 11' 6" (4.06m max x 3.51m)

Ensuite

Bedroom Two

13' 4" x 8' (4.06m x 2.44m)

Bathroom

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- Prime BH13 location
- Westerly-facing balcony
- Two double bedrooms & two modern bathrooms
- Stylish Magnet kitchen with integrated appliances
- Off-road parking & lift access in well-maintained building

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 2865.44

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000







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Under the terms of the Estate Agency Act

1979 (Section 21), please note that the

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Please note the marker reflects the postcode not the actual property

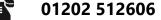
Map data @2025

view this property online fox-and-sons.co.uk/Property/WTN110403



Property Ref: WTN110403 - 0002

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