



Ashton Court Western Road, Poole BH13 6EU

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.





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

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

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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.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£325,000



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

Please note the marker reflects the postcode not the actual property



Property Ref:
WTN110403 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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