

**FOR SALE**



**Bournemouth Road, Ashley Cross**  
**£239,500**

  
**MARTIN&CO**

# Bournemouth Road, Ashley Cross

£239,500

- OUTSTANDING SEA & HARBOUR VIEWS
- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- SECURE UNDERGROUND PARKING
- COUNCIL TAX BAND 'B' = £1309.18 pa
- VACANT POSSESSION



Ashley Cross Poole, Top Floor purpose built flat with fantastic Harbour views towards Poole Quay, benefiting from two double bedrooms, the master bedroom has fitted wardrobes, bathroom with shower over, kitchen with built in oven and hob.

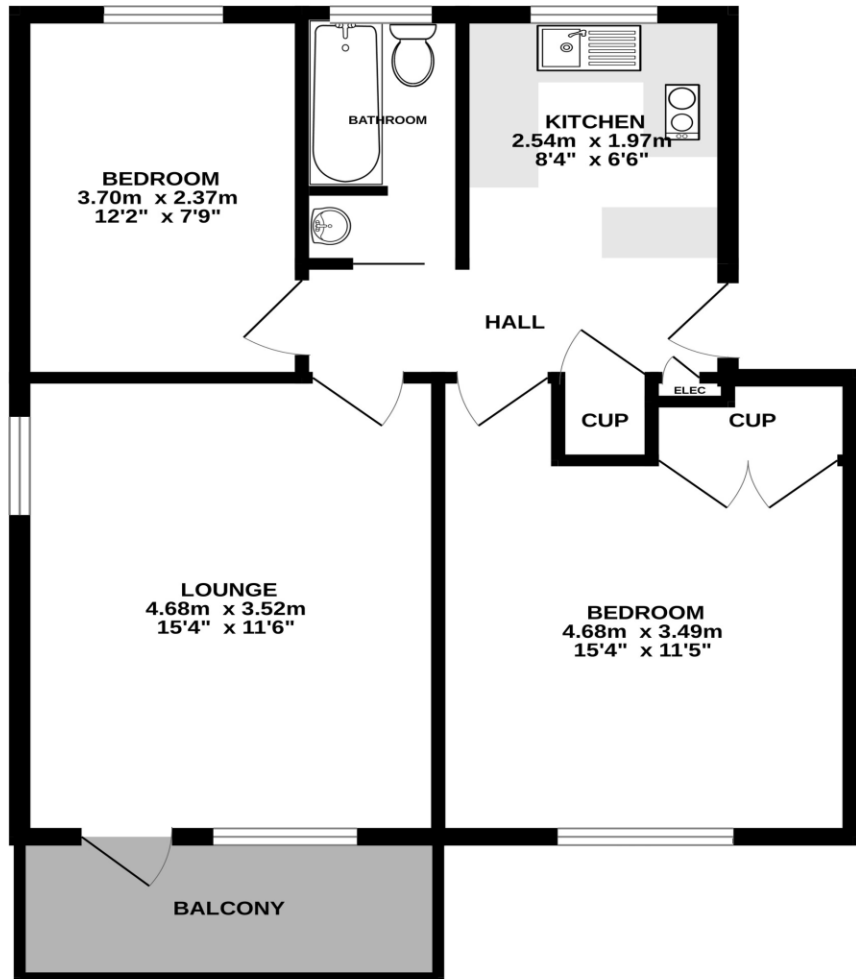
Gas fired central heating, upvc double glazing, the lounge has French doors leading to the South facing Balcony with outstanding Sea views.

Secure underground parking space and conveniently located within a short stroll of Ashley Cross and all its amenities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

FIRST FLOOR  
54.8 sq.m. (590 sq.ft.) approx.



**Martin & Co Poole**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.