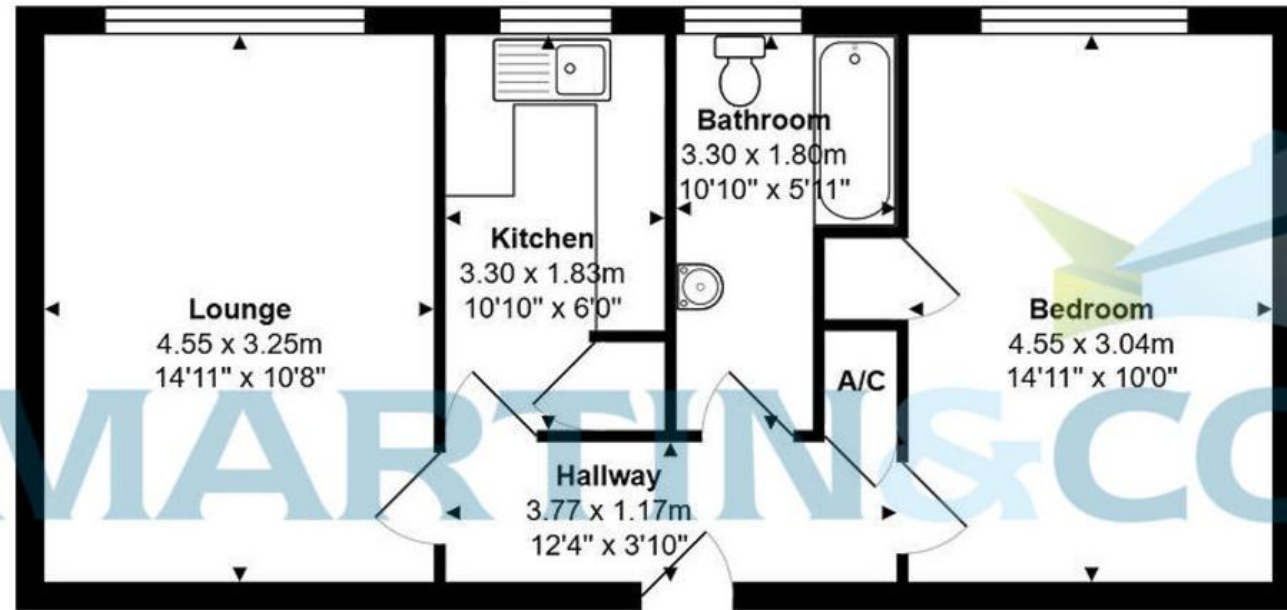




Property Location Ashley Cross



Total Area: 46.8 m² ... 504 ft²

All measurements are approximate and for display purposes only



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.

Martin & Co Poole
• 109 Commercial Road • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171
<http://www.poole.martinco.com>



Ashley Cross, Poole

Guide Price £170,000



Ground floor one-bed

apartment

Secluded wooded setting

Close to Ashley Cross

Allocated parking

Communal gardens

Bright reception room

Modern fitted kitchen

Spacious double bedroom

New 125 Year Lease



Why you'll like it

A fantastic opportunity to purchase this spacious one bedroom ground floor apartment situated in a secluded wooded setting within easy reach of Ashley Cross. Set back from the road the block offers allocated parking and well-kept communal grounds.

Stepping into the property you're greeted by the welcoming entrance hall that provides access to all rooms and a useful airing cupboard. To the left you'll find the well-proportioned reception room with large window that floods the space with natural light. The separate fitted kitchen is of a contemporary style and offers ample workspace, cupboard storage and housing for whitegoods.

Sleeping accommodation consists of a spacious double bedroom with plentiful space for bedroom furniture & storage. The bedroom is served by the family bathroom with bath, w/c & basin.

Further benefits include: modern electric heaters, double glazing, allocated parking, new 125-year lease and no forward chain.

Well-presented throughout a viewing is highly recommended to appreciate all this property has to offer. Sure to be popular early viewing is advised. Call Martin & Co Poole to schedule your viewing appointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

