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EST. 1985

Flat 10, The Cross, Commercial Road, Poole, BH14 0DL

Guide Price **£175,000**



Flat 10

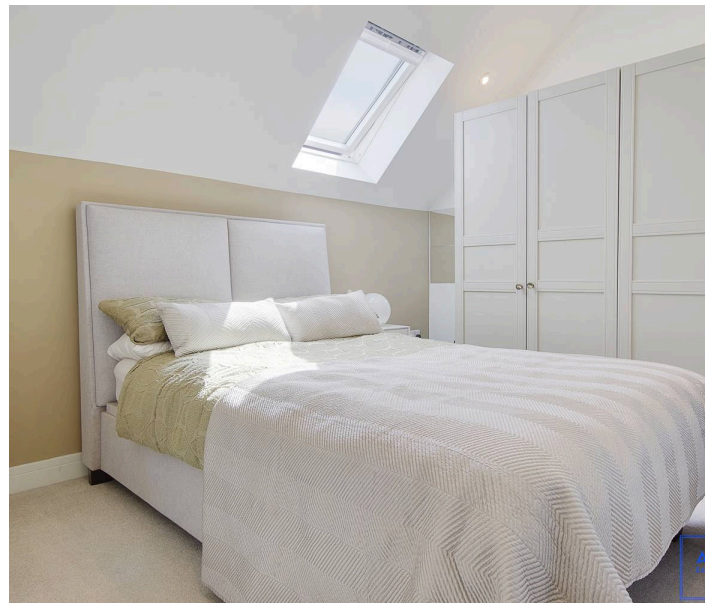
The Cross 101-107 Commercial Road,
Poole

NO CHAIN - An Immaculate One-Bedroom Apartment in the Heart of Ashley Cross

Situated on the second floor of a modern development built in 2021, this stunning apartment offers stylish living in the vibrant centre of Ashley Cross, Poole. Presented in show home condition, it combines contemporary design with high-quality finishes.

The property features a sleek, fully integrated kitchen, a bright and airy living area, a generous double bedroom, and a luxurious shower room. Additional benefits include electric heating, double-glazed windows, permit parking, a spacious bike store, a low service charge, and the remainder of the new build warranty.

With **no forward chain**, this is an ideal opportunity for first-time buyers or investors.



Ashley Cross is one of Poole's most vibrant and sought-after neighbourhoods, known for its charming village atmosphere blended with urban convenience. Centred around the historic Parkstone train station and The Green, it's a popular spot for professionals, young families, and downsizers alike. The area is buzzing with independent coffee shops, trendy bars, and quality restaurants. Whether it's brunch at a local café or an evening cocktail at a stylish bar, Ashley Cross has a great social scene. You'll find a range of boutique shops, salons, and convenience stores right on your doorstep, making daily life both easy and enjoyable. The iconic Ashley Cross Green provides a lovely spot for relaxing, dog walking, and local events, giving the area a real sense of community. Parkstone railway station offers direct services to Bournemouth, Southampton, and London Waterloo, making it ideal for commuters. Plus, you're well connected by local bus routes and road access. Just a short drive or cycle away, you'll find Poole Harbour, Sandbanks beaches, and the stunning Jurassic Coast. Whether you're into sailing, paddleboarding, or simply enjoying a beach walk, it's all within easy reach. Ashley Cross is known for its attractive period properties, modern apartments, and stylish new builds. Its mix of character and contemporary living attracts a broad range of buyers and renters.

Council Tax band: B

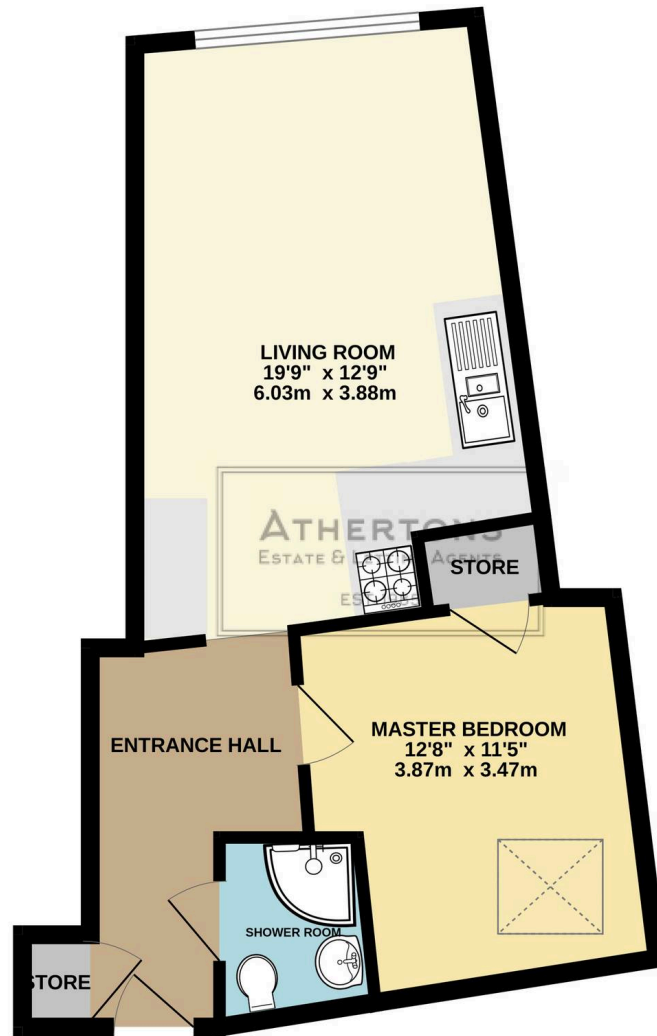
Tenure: Leasehold

EPC Energy Efficiency Rating: B





SECOND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • <http://www.athertonsestateagents.com>

