



**Flat 12, Sharrow House, 1 Mount Road**

Poole

**£220,000**



## Flat 12

Sharrow House, Poole

A two double bedroom share of freehold apartment situated in the ever popular BH14 postcode, walking distance to Ashley Cross village. Oozing natural light throughout this property is a must see.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Top floor apartment
- Service charge -£1282.42 a year
- Share of freehold
- Two double bedrooms
- Garage in block
- Oozes natural light throughout
- BH14 postcode
- Video tour
- Close to Ashley Cross village
- Socials - @enfieldspole



## Flat 12

### Sharrow House, Poole

Welcome to this beautifully presented two-bedroom top floor apartment, ideally situated in the sought-after BH14 postcode and within easy reach of the vibrant Ashley Cross village.

Offering a share of freehold, this spacious flat is perfect for those seeking a low-maintenance lifestyle with the added benefit of a manageable annual service charge of £1,282.42.

The property boasts two generous double bedrooms, with the master benefitting from fitted wardrobes. Natural light floods the entire apartment, creating a bright and inviting atmosphere that enhances the sense of space throughout. The well-proportioned living area provides a versatile space for both relaxing and entertaining, while the modern fitted kitchen is equipped with ample storage and fitted appliances. The bathroom is tastefully appointed, featuring quality fittings and a clean, modern finish. Additional storage is available within the flat.

For added convenience, the apartment comes with its own garage in a secure block, offering valuable parking or extra storage options. Residents will appreciate the well-maintained communal areas, reflecting the pride of ownership that comes with a share of freehold arrangement. The location is second to none, with the popular Ashley Cross village just moments away, offering an array of independent shops, cafes, and restaurants, as well as excellent transport links for commuters.



## COMMUNAL GARDEN

Sharrow House is situated within well maintained communal gardens and bounded by mature shrub, tree and plant borders.

## Garage

Single Garage

## On street

1 Parking Space

Additional on street parking is available for visitors

## Owners Quote:

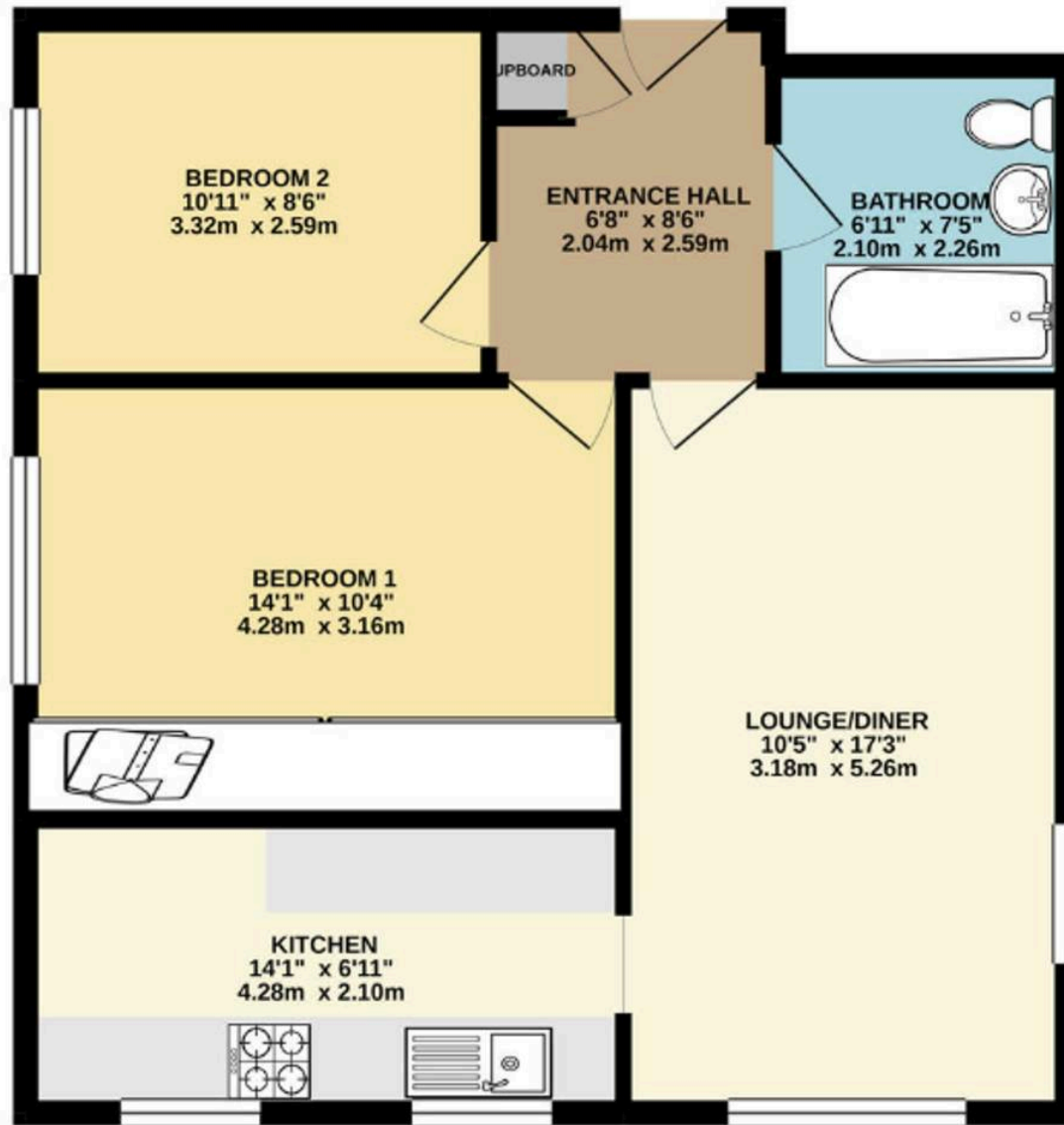
Why you bought it - We were first time buyers that were looking for a ready to move in to flat which could be our first home, which this was, and which we've kept it as for the next buyers.

What you liked about living there - It is centrally located and so easy to get to places by car or public transport, nothing is far away. It's a good building with good neighbours and it is nice in the summer watching the trees through the windows.

Why you're moving - After only 5 and a half peaceful years in this flat and having really loved our time here, we are ready to upsize.



GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.





# Enfields

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