


# Flat 9, The Cross 101-107 Commercial Road, Poole

**Poole**

In Excess of **£160,000**



# Flat 9

## The Cross 101-107 Commercial Road, Poole

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO CHAIN!
- Electric Heating & Double Glazing
- Superb First Home or Investment Purchase
- Communal Entrance Hallway, Bike & Bin Storage
- VIDEO TOUR
- Beautifully Presented Top Floor One Bedroom Apartment
- Pet Friendly (subject to management approval)
- Canford Cliffs Beach—9-Minutes.
- Sought-After Ashley Cross Location
- Trendy Bars, Restaurants, Pubs & cozy Cafes within Walking Distance



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***ATTENTION FIRST-TIME BUYERS & INVESTORS!***
Step into this stylish, contemporary top-floor, one-bedroom apartment, built in 2021, and perfectly designed for modern living. It's the perfect choice for first-time buyers looking to put their first foot on the property ladder, and similarly, investors hoping to secure a high-yield property within a superb location. Ashley Cross offers an array of trendy bars, mouth-watering restaurants, and the convenience of regular and easily accessible public transport - a true box-ticker for any buyer.

**Property Highlights:**

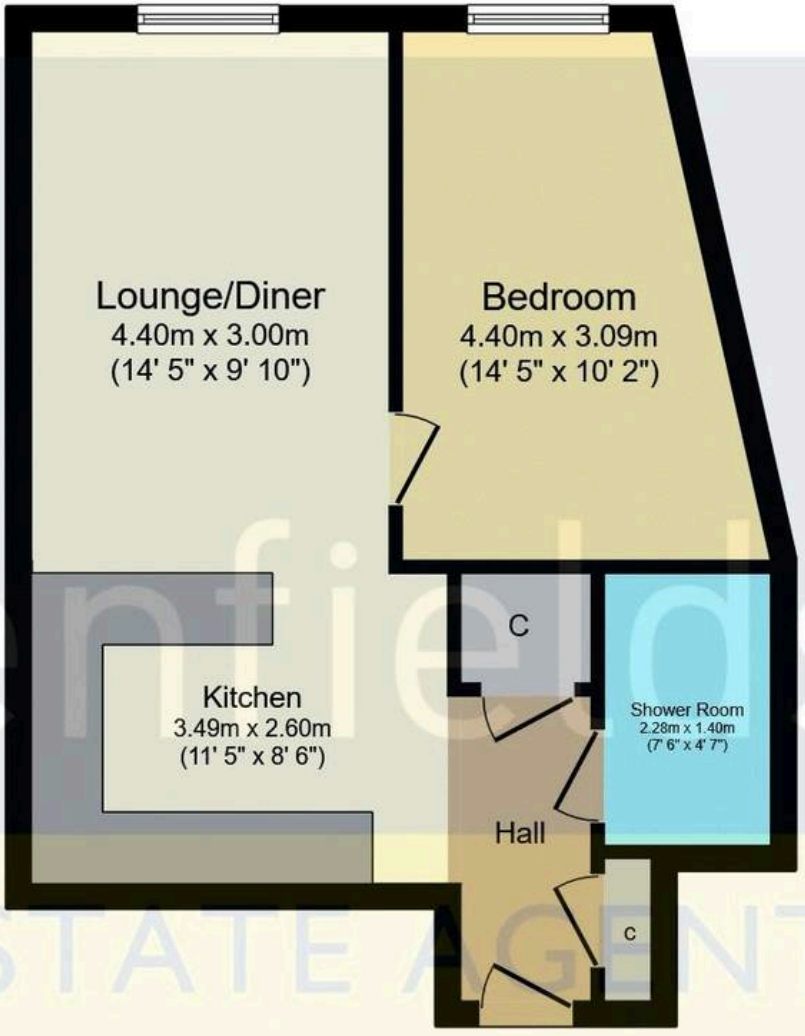
- **Tenure**: Leasehold with 121 years remaining.
- **Service Charge**: Approx. £1,000 per annum.
- **Ground Rent**: £1.00 per annum.
- **Council Tax**: Band B
- **Managing Agents**: Woodley
- **Pets**: Welcome! *(Subject to management company approval)*
- **Parking**: Permit parking is available upon application to the BCP at a nominal annual fee of £50.

- **Kitchen Appliances**: Integrated fridge/freezer, dishwasher, extractor fan, electric oven with










## Ground Floor

Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 43.2 sq.m. (465 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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