

Flat 3, Sion House, 16 Commercial Road Ashely Cross, BH14 0JW

£199,950








First we had
each other,
then we had you.
now we
have
everything

Flat 3, Sion House

Ashley Cross, Poole

Contemporary interiors, considered finishes and the lively atmosphere of Ashley Cross on the doorstep. Set on the first floor of Sion House, a building converted in 2018, this stylish two bedroom apartment offers an appealing balance of modern design and everyday practicality, complete with allocated parking. An excellent choice for a first time buyer, professional or investor seeking a well appointed home in one of Poole's most desirable neighbourhoods.

- First floor contemporary apartment in Sion House
- Stylish wooden flooring
- Spacious open plan kitchen, dining and reception room
- Stylish kitchen with composite worktops and integrated appliances
- Attractive wood flooring throughout
- Principal bedroom with built in wardrobes
- Secure entry system and allocated parking space
- Walking distance to Ashely Cross
- Building converted in 2018
- Internal area of approximately 516.67 sq. ft.
- Leasehold
- 125-year lease from 1 January 2019
- Service Charge: Approx £1,092 per annum
- Council Tax Band B: £1,866.67 per annum
- EPC Rating: C



ABOUT THE PROPERTY:

The apartment has been thoughtfully arranged around an inviting open plan living space, where a contemporary kitchen, dining area and comfortable lounge come together in a cohesive setting. Wood flooring flows throughout, bringing warmth and continuity to the interiors, while a distinctive feature wall adds character to the living area.

The kitchen combines clean architectural lines with practicality, featuring composite worktops, tiled splashbacks and a range of integrated appliances. Its connection to the dining and lounge areas creates a sociable space equally suited to relaxed evenings and entertaining friends.

Two well proportioned bedrooms offer comfortable accommodation, with the principal bedroom benefiting from built in wardrobes and the same attractive wood flooring found throughout the apartment. The second bedroom provides flexibility for guests, a home office or additional bedroom accommodation.

A contemporary bathroom, finished with modern fixtures and fittings, complements the apartment's understated aesthetic.

OUTSIDE:

Further practical advantages include a secure entry system and an allocated parking space, particularly valuable in such a convenient and popular location.

LOCATION:

Ashley Cross is celebrated for its independent restaurants, fashionable bars, coffee shops and welcoming village atmosphere, all within walking distance of Sion House. Nearby Poole Park offers beautiful green spaces, waterside walks and recreational facilities, while the coastline and renowned sands of Sandbanks Beach are a short drive away.

Parkstone railway station is conveniently located in Ashley Cross, providing direct services to London Waterloo in approximately two hours. Excellent road connections offer easy access to Bournemouth, Poole town centre and the wider Dorset coastline.

Combining contemporary living with the convenience of a vibrant coastal neighbourhood, this apartment presents an



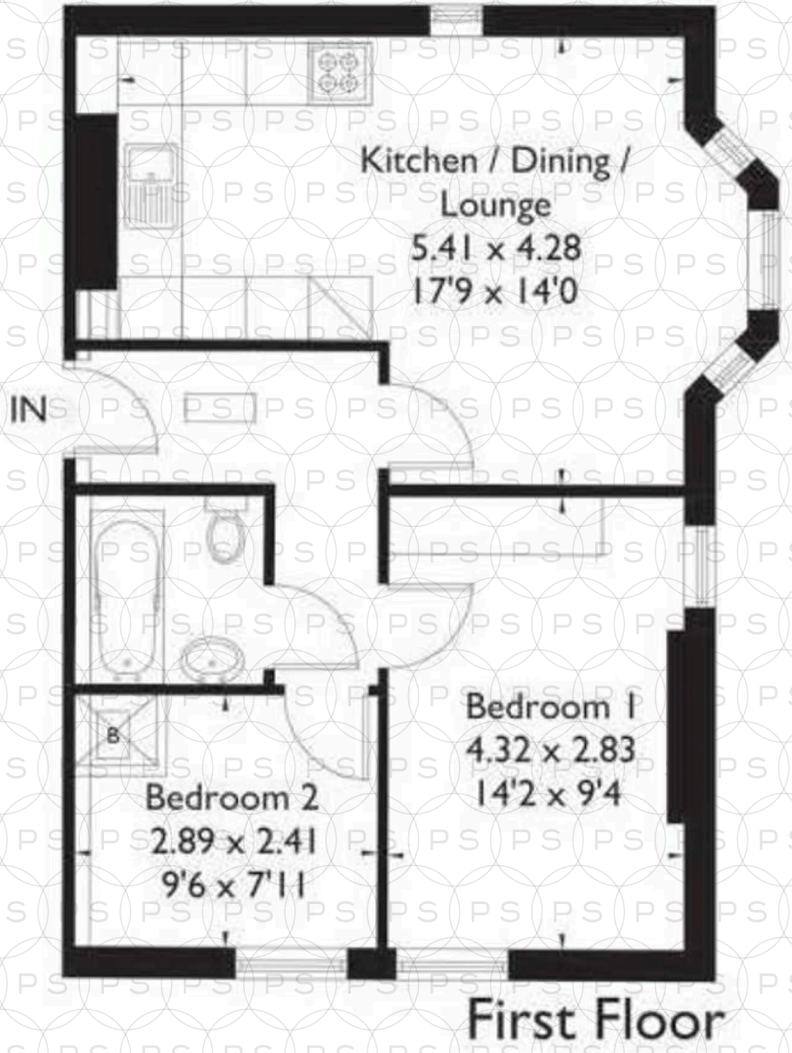




16 Commercial Road

Approximate Gross Internal Area
51.7 sq m / 556 sq ft

Plot 3



First Floor

Floor plans are provided for illustration/identification purposes only and should not be relied upon. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.



Philippa Sole Ltd

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