

FOR SALE



'Air', Bournemouth Road, Ashley Cross
£239,950


MARTIN&CO

Bournemouth Road, Ashley Cross

£239,950

- PURPOSE BUILT FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- UNDERFLOOR HEATING
- OPEN PLAN LIVING
- PETS PERMITTED
- Service charge £1055pa
- Ground rent £210pa
- Council tax band 'C' = £1909 pa

Modern purpose built two double bedroom first floor flat located very close to Ashley Cross offered in immaculate condition, underfloor heating, upvc double glazing, open plan lounge kitchen, modern fitted kitchen with integrated appliances, modern bathroom suite with bath and shower over, two storage cupboards, pets permitted under licence & holidays lets, parking space.



ENTRANCE HALL

OPEN PLAN LIVING ROOM WITH KITCHEN/DINER

BEDROOM ONE

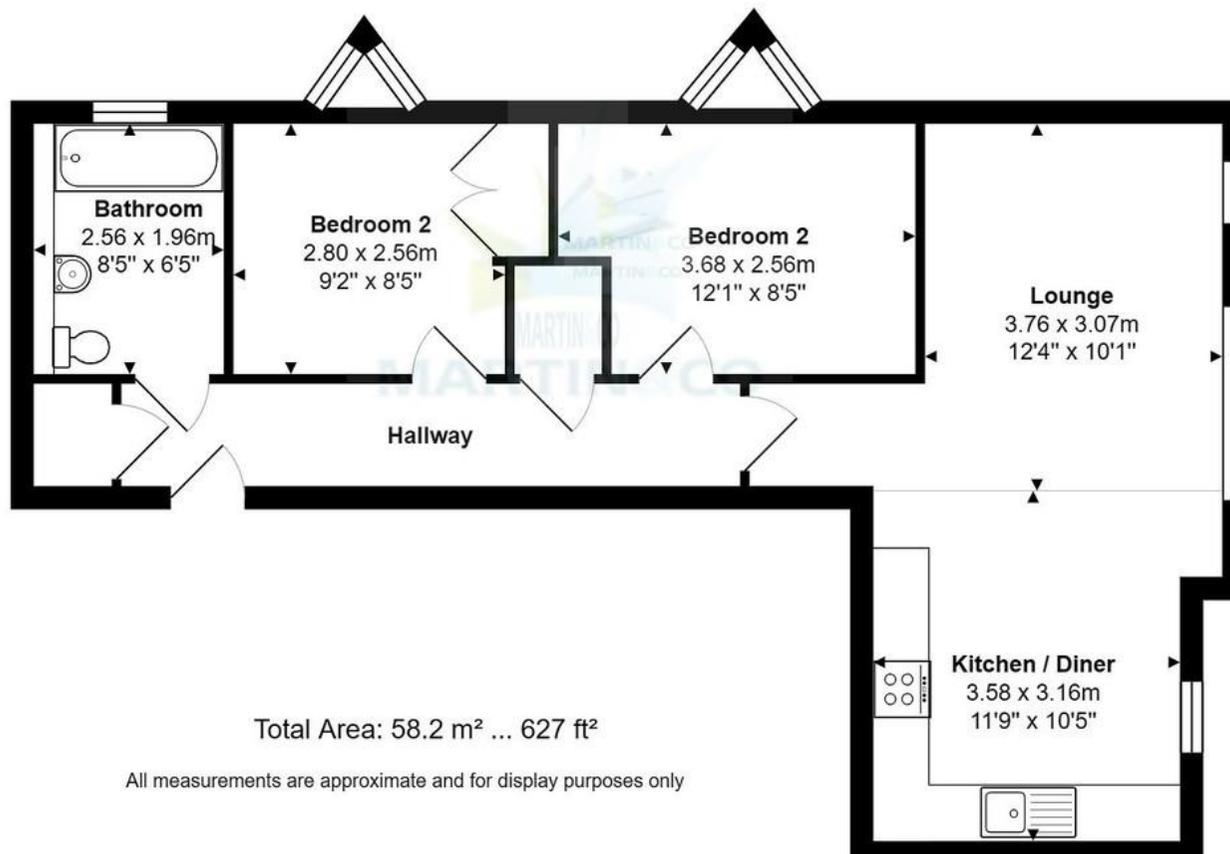
BEDROOM TWO with built in wardrobes

LUXURIOUS BATHROOM

ALLOCATED PERMIT PARKING



| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |



Martin & Co Poole

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

01202 710171

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



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.