

**FOR SALE**



**The Cosmopolitan, 1-3 Commercial Road, Poole**  
**£190,000**

  
**MARTIN&CO**

# The Cosmopolitan, Commercial Road, Poole

£190,000

- NO FORWARD CHAIN
- council tax band 'B' = £1670pa
- service charge £818pa
- ground rent £120pa
- 122 years left on the lease

Step into luxury with this stunning double bedroom apartment, conveniently located close to Poole Park. This low-maintenance property boasts no forward chain, making it the perfect hassle-free investment. You'll find built-in storage, large picture windows filling the space with natural light, and a modern kitchen complete with built-in appliances. The luxurious bathroom adds the perfect finishing touch to this beautifully presented home. Outside, enjoy the exclusivity of a large outdoor roof terrace, reserved solely for residents, ideal for unwinding as you soak in the panoramic harbour views! Situated in a prime location, you're just a stone's throw away from Poole Park, Bournemouth & Poole College, and convenient main bus routes. With Ashley Cross and Parkstone station within walking distance, you'll have easy access to all the necessities.



**OPEN PLAN LIVING ROOM** Inset spotlights, large double glazed picture window, large cupboard with space & plumbing for washing machine. Wall mounted electric heater, additional built-in double cupboard with hanging rail & space to add shelving, pale oak coloured laminate flooring.

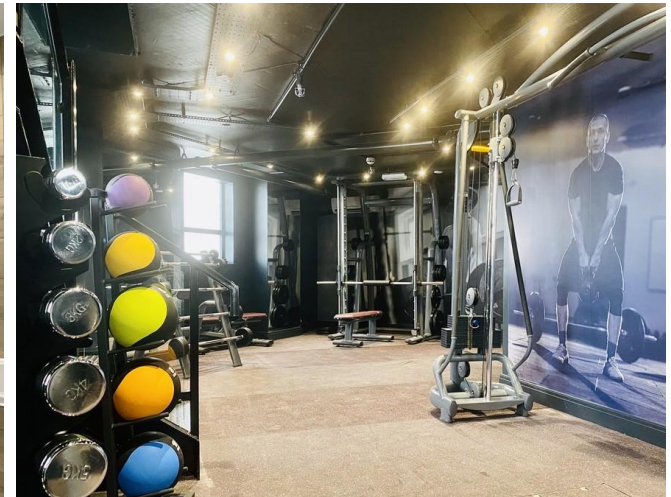
**ROOF TERRACE** Accessed only by residents, this terrace has exceptional, far-reaching views across Poole Park to Whitecliff Bay, Poole harbour, Sandbanks, Brownsea Island & the Purbecks beyond!

**KITCHEN AREA** Range of wall & base units with worktop over. Cooker hood, 'Bosch' electric oven & matching oven. Integrated fridge & freezer, integrated 'Bosch' dishwasher.

**DOUBLE BEDROOM** Inset spotlights, large double glazed picture window, wall mounted electric heater. Built in wardrobe with hanging rail.

**BATHROOM** Inset spotlights, with additional feature lighting, bath with shower over, vanity unit with stylish, modern basin, toilet, all with tiled splashbacks. Large wall mounted mirror with useful tiled shelving & shaver point. Heated towel rail style radiator, laminate flooring.

**GYMNASIUM** Exclusively for the use of residents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	89	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Martin & Co Poole

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**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.