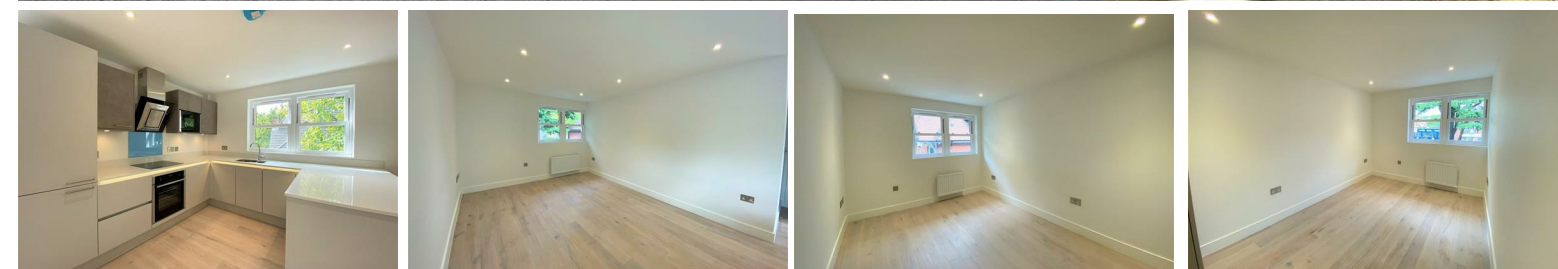
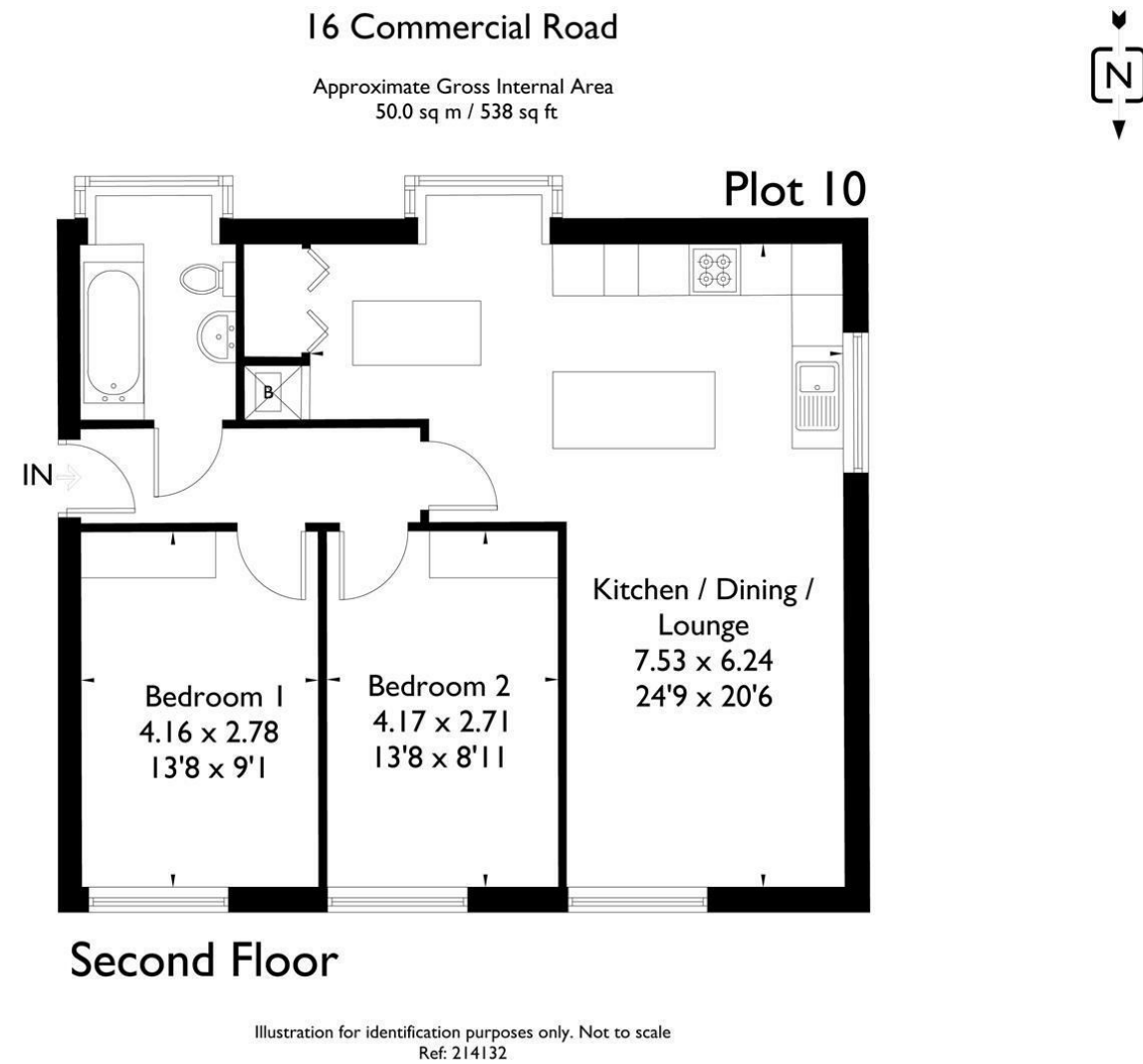


Oakdale

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 oakdale@keydrummond.com
 www.keydrummond.com



Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
 113 Commercial Road, Ashley Cross, Poole, BH14 0JD
 14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

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.



Sion House, 16 Commercial Road, Lower Parkstone, Poole BH14 0JW

Prices From £268,950 Leasehold

**** ONLY TWO REMAINING - NEW HOMES - HELP TO BUY **** A brand new conversion of luxury apartments situated in the popular Ashley Cross area of Poole. These fine homes are ready to move in and offer stylish kitchens with integrated appliances, luxury family bathrooms, built in wardrobes, double glazing, central heating and allocated parking.

Flat 10 offers open planned living area and TWO DOUBLE BEDROOMS. Flat 11 offers THREE BEDROOMS, separate kitchen and master bedroom with a stunning en-suite shower room.

With the Help to Buy scheme, you will need as little as a 5% deposit to buy this home as the Government will provide an equity loan of up to 20% which means you will only need to obtain a 75% mortgage. Further details available in the office.

- NEW HOMES
- ONLY TWO REMAINING
- ALLOCATED PARKING
- ASHLEY CROSS
- HELP TO BUY
- IDEAL INVESTMENT OR FIRST TIME BUY

Location

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Maintenance Details

Tenure: Leasehold
Maintenance: £1,218 pa
Ground Rent: £200 pa
Council Tax Band: TBA

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

