

**Flat 4 Compass Point,  
6A Ardmore Road, Ashley Cross, Poole,  
BH14 8SA**

**£360,000  
Share of  
Freehold**



**A contemporary three bedroom apartment forming part of a small low rise block quietly situated within a small cul de sac close to the centre of Ashley Cross with far reaching views towards Poole Harbour, Brownsea Island and the Purbeck Hills beyond. The property offers extremely light and spacious accommodation comprising entrance hall, open plan sitting/dining/kitchen with access out onto a generous balcony, master bedroom with en suite bathroom and fitted wardrobes, two further double bedrooms with fitted wardrobes, family bathroom. The property also benefits from UPVC double glazing, central heating, secure parking and share of Freehold. Offered with No Forward Chain.**

**APPROACH** Through a secure communal front door into a foyer with lift and stairs to all floors.

**FRONT DOOR** Leading to:

**ENTRANCE HALL** Laminate flooring, panelled radiator, full height built in storage cupboard with slatted wooden shelving, wall mounted entryphone

**OPEN PLAN SITTING/DINING/KITCHEN** 24' x 22' 10" narrowing to 11' 7" (7.32m x 6.96m) A spacious open plan room which enjoys a sunny south west facing aspect with far reaching views towards Poole Harbour, Brownsea Island and the Purbeck hills beyond. Two full height UPVC double glazed windows with matching doors open onto the balcony, UPVC full height window to side aspect with rooftop views over Lower Parkstone, two panelled radiators, ample space for family dining table

**BALCONY** A generous south west facing balcony with fabulous far reaching views, glass and stainless steel balustrade, ample space for table and chairs

**KITCHEN** 10' 4" x 8' 10" (3.15m x 2.69m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary worktop areas, single drainer stainless steel sink unit with chrome mixer tap, Siemens stainless steel electric oven with electric hob and extractor hood above, built in stainless steel microwave, integrated fridge/freezer, dishwasher and washing machine, tiled floor, ceiling spotlights, cupboard housing central heating boiler

**MASTER BEDROOM** 13' 2" x 11' 5" (4.01m x 3.48m) UPVC full height double glazed window with matching door opening onto small balcony with glass and stainless steel balustrade with far reaching views, range of full height fitted wardrobes with matching chest of drawers, panelled radiator, door to:

**EN-SUITE SHOWER ROOM** Fully tiled double shower cubicle with mains shower, wash hand basin with cupboards beneath, enclosed cistern WC, part ceramic tiled walls, shaver point, tiled floor, chrome ladder style heated towel rail

**BEDROOM 2** 12' 10" x 8' 10" (3.91m x 2.69m) UPVC double glazed side aspect window, full height built in wardrobe with sliding doors, wall mounted radiator



**BEDROOM 3** 8' 10" x 7' 5" (2.69m x 2.26m) Range of full height mirror fronted fitted wardrobes, UPVC double glazed side aspect window, panelled radiator

**BATHROOM** Fitted with a modern white suite comprising enclosed panelled bath with mixer tap and shower attachment, enclosed cistern WC, wash hand basin with cupboards beneath, part ceramic tiled walls, chrome ladder style heated towel rail, electric shaver point, tiled floor

**TENURE** Share of freehold

**MAINTENANCE CHARGE** £2180.00 per annum

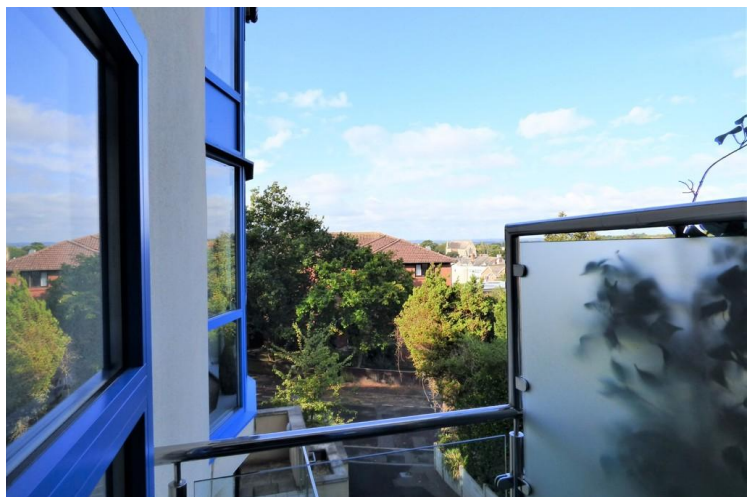
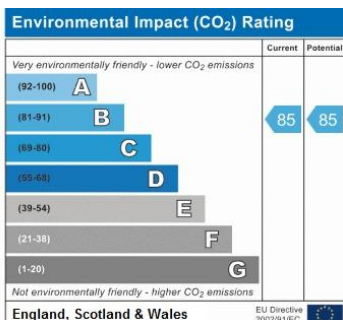
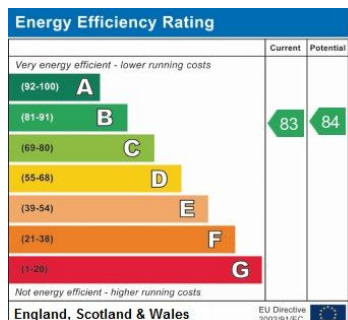
**PARKING** There is secure undercroft parking and a lockable storage cupboard

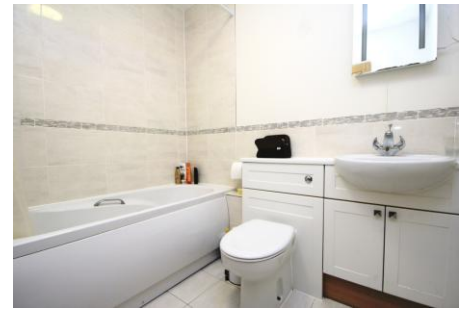
**LEASE INFORMATION** We are informed by the vendor that pets are allowed at Compass Point so long as they are well behaved and not noisy.

**COUNCIL TAX BAND 'E'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** 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. Items shown in photographs 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.

**Ref: 14008**





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