

PS

Flat 3, Sion House, 16 Commercial Road - BH14 0JW

Offers Over £250,000 | £1,200 PCM



Flat 3, Sion House, Ashley Cross

A great opportunity to acquire this two bedroom, first floor apartment. Well presented throughout in a superb location within walking distance of Ashley Cross making an ideal first time buy or investment purchase.

This stylish and contemporary first-floor apartment in Sion House, converted in 2018, offers modern interiors with high-quality finishes. A spacious open-plan living area, and two well-proportioned bedrooms, making it a comfortable and elegant living space.

- Contemporary presentation throughout
- 2 Bedrooms
- Stylish wooden flooring
- Family bathroom
- Open plan living
- Allocated parking space
- Walking distance to Ashley Cross
- Leasehold
- EPC Rating C
- Council Tax Band B



The accommodation includes a sleek kitchen with a range of integrated appliances, tiled splash-backs, and composite worktops, alongside a dining space and a cozy living room area, with a striking feature wall. The primary bedroom includes built-in wardrobes and feature wood flooring which runs throughout the apartment. The bathroom is fitted with modern fixtures and fittings, providing a clean and sophisticated feel. The apartment benefits from secure entry system and an allocated parking space, ensuring convenience and peace of mind.

Sion House is located in the vibrant area of Ashley Cross, a desirable location close to fashionable bars, restaurants, coffee shops, and within walking distance of Poole Park, beaches, and main transport routes. The local train station at Ashley Cross (Parkstone) provides direct access to London Waterloo in approximately two hours. Additionally, Sandbanks Beach is just a short drive away, making this property perfect for commuters and those looking to enjoy the best of Poole and the surrounding areas.

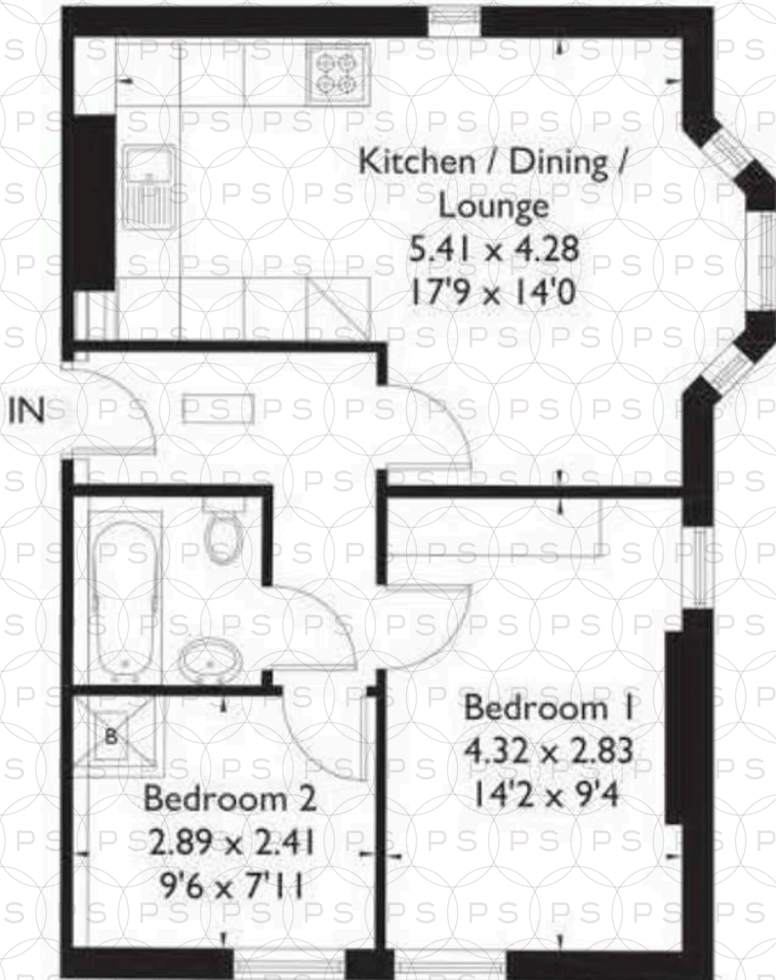


16 Commercial Road

Approximate Gross Internal Area
51.7 sq m / 556 sq ft



Plot 3



Kitchen / Dining /
Lounge
5.41 x 4.28
17'9 x 14'0

Bedroom 1
4.32 x 2.83
14'2 x 9'4

Bedroom 2
2.89 x 2.41
9'6 x 7'11

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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