

Sherway House, 9 Kingsbridge Road, BH14



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What it's got.

Situated in Sherway House which is located a stones throw from Ashley Cross, this stunning 2-bedroom, 1-bathroom flat has been tastefully renovated throughout and is in immaculate condition.

Step inside to discover a light and airy open-plan kitchen/living/dining area, with high ceilings, the perfect space for hosting family or relaxing. The sleek contemporary kitchen is fully equipped with an integrated fridge freezer and dishwasher, in addition the vendor has added an extendable table and water softener.

Both bedrooms are well proportioned doubles with plenty of natural light, the master includes bespoke fitted wardrobes. The modern bathroom is finished to a high standard and has a free standing shower with plenty of storage and a built in washing machine.

Further benefits include allocated parking for a couple of cars, a storage shed, vibrant communal gardens and a village atmosphere a stones throw from your door step. An ideal home for first-time buyers, downsizers, or investors alike. This home truly is a must-see!





What the owner says.

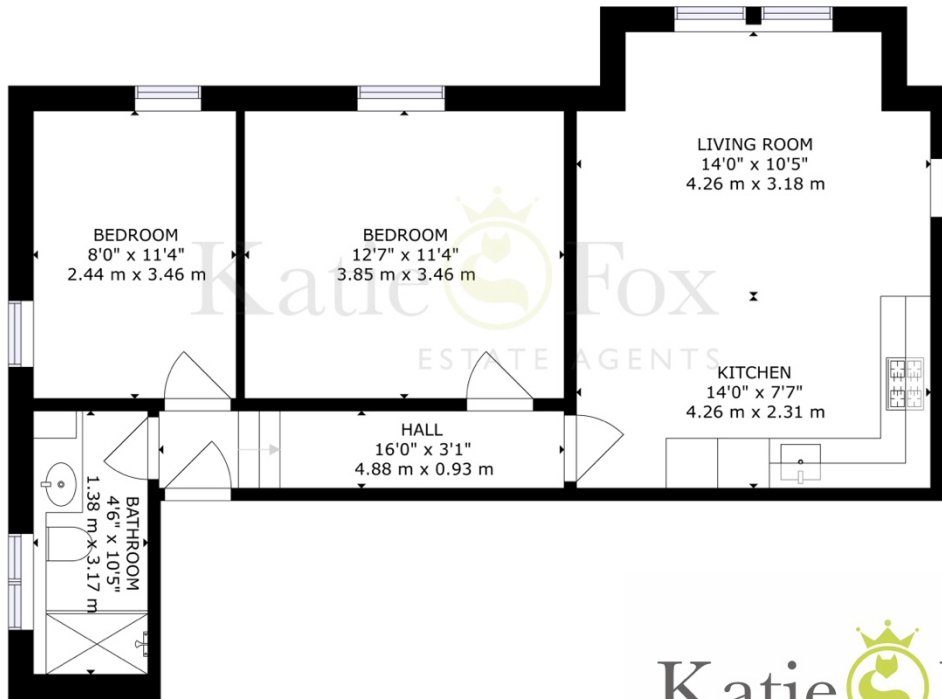
“Great place to live 5 minutes walk to the centre of Ashley cross with all its shops bars and coffee shops. Train station 4 minute walk regular public transport I fully refurbished 4 years ago, kitchen fully fitted with all appliances. Only 5 flats in the building all self managed so no management fees. Close to Sandbanks beach.”



Where it is.

Location, Location, Location! You literally have everything on your doorstep with Ashley Cross just a short walk away with its array of amenities, fashionable bars, trendy bistros and delis. Parkstone train station has regular direct routes to Waterloo, London. Poole & Bournemouth town centres are both within easy reach and the award-winning beaches of Sandbanks can be easily driven, cycled or walked to.





GROSS INTERNAL AREA
TOTAL: 592 sq.ft, 55 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 592 Sq. Ft in accommodation
- 2-bedroom, 1-bathroom flat
- Renovated throughout
- Central location to Ashely Cross Village
- Communal gardens
- Share of freehold (lease length – 961 years)
- Allocated parking & private storage
- Service Charge - £1020 PA
- EPC – C / Council tax band - B

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.