



FLAT 21 THE COSMOPOLITAN  
LOWER PARKSTONE  
Dorset, BH14 0FD

£1,000 PCM

[goadsby.com](https://goadsby.com)



# MODERN APARTMENT IN ASHLEY CROSS OFFERING A RESIDENTS GYM & ROOF TERRACE

- Luxury Development
- One Bedroom Apartment
- Residents Gym & Roof Terrace
- Offered Unfurnished
- EPC Rating: Band B



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| A   | (92-100) |                         |           |
| B   | (81-91)  | 88                      | 88        |
| C   | (69-80)  |                         |           |
| D   | (55-68)  |                         |           |
| E   | (39-54)  |                         |           |
| F   | (21-38)  |                         |           |
| G   | (1-20)   |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Reference: 1023947

**Deposit Amount:** £1,153.84

**Council Tax Band:** B

**Furnishing:** Unfurnished

**Heating Type:** Electric Heating

**Parking:** No Parking

**Utilities:**

Mains Supply Electricity (No Gas)  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

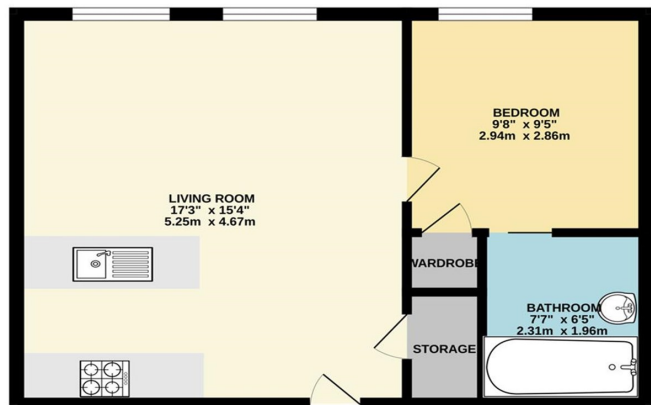
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This luxury one bedroom apartment is situated in the popular development 'The Cosmopolitan' and is within walking distance of Ashley Cross and Poole Park. The property is offered on an unfurnished basis with integrated appliances and benefits from use of the residents gym on site and roof terrace. Available for a 6 month let.

\*\*Please note the marketing photos for this property were taken before the current tenancy commenced in 2021\*\*

## GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metroplan ©2024

### PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

**Goadsby & Harding (Residential) Ltd**

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 686555  
poole@goadsby.com

245 High Street North  
Poole, Dorset  
BH15 1DX