



99a Longfleet Road, Poole, Dorset BH15 2HP

£280,000 Leasehold

**** PET FRIENDLY **** A superb two double bedroom ground floor garden apartment conveniently situated just yards from Poole Hospital whilst Poole Town centre with its array of shopping facilities and central transport links is also close to hand. The property presents an ideal investment/first time buy and having over 750 sq ft of living space internal viewing is a must to not only appreciate its fantastic location but also the accommodation on offer, which comprises: 16' lounge/diner, stylish kitchen/breakfast room and modern bathroom. Externally the property boasts a beautifully maintained private garden with lawned area and sun patio ideal for al fresco dining in the summer months. There is also two tandem parking spaces to the rear. Further features of this 'absolute gem' include: feature fireplace to lounge, integrated appliances, breakfast bar and underfloor heating to kitchen, regularly serviced boiler, gas central heating and UPVC double glazing. Nearby Schools - Nearby Schools - Longfleet Primary, St Marys Catholic Primary and Poole High.

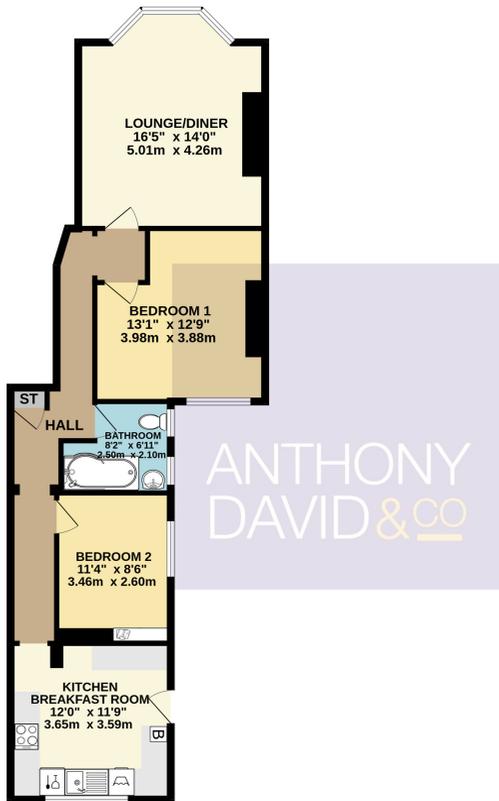
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**ANTHONY
DAVID & CO**

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



Hall Doors to

Lounge/Diner 16' 5" x 14' 0" (5.00m x 4.27m)

Kitchen/Breakfast Room 12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom One 13' 1" x 12' 9" (3.99m x 3.89m)

Bedroom Two 11' 4" x 8' 6" (3.45m x 2.59m)

Bathroom 8' 2" x 6' 11" (2.49m x 2.11m)

Garden Private

Parking 2 x spaces tandem

Tenure Leasehold - 132 years from 26th June 1980.

Ground Rent £8.33 per month

Service Charge £20 per month

Council Tax Band B

TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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