



HEARNES

WHERE SERVICE COUNTS

**Crowe Hill Court, 66 Longfleet Road, Poole, Dorset,
BH15 2JE**

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Leasehold Price £275,000

A beautifully presented and stylish 2 double bedroom elevated ground floor apartment which has recently been updated, modernised and decorated to include a spacious lounge/dining room, southerly balcony with views over the communal gardens, newly fitted stylish kitchen, luxury shower room with utility cupboard and a single garage. This well regarded block is located in an extremely convenient location with bus routes just outside. Poole Park is located less than ½ a mile away, Poole Hospital is just over 300 metres away and Poole Town Centre is just half a mile away.

- Beautiful and stylishly presented 2 double bedroom elevated ground floor apartment with views of communal gardens
- Accessed via steps from Longfleet Road & garage area to the rear
- Generous lounge/dining room with doors to the southerly balcony with glass balustrade overlooking the gardens
- Refitted modern kitchen with a range of white shaker style units with brass effect handles and fitted with Lamona oven, electric hob, extractor fan, below counter fridge, and freezer (available via separate negotiations)
- Luxury shower room having a double shower, w.c and wash hand basin with vanity unit, heated towel rail. Built in cupboard with space for washing machine and tumble dryer (available via separate negotiations)
- Double glazing and electric heating
- No forward chain
- Garage in block
- Excellent central location with easy access to the hospital and Poole town Centre

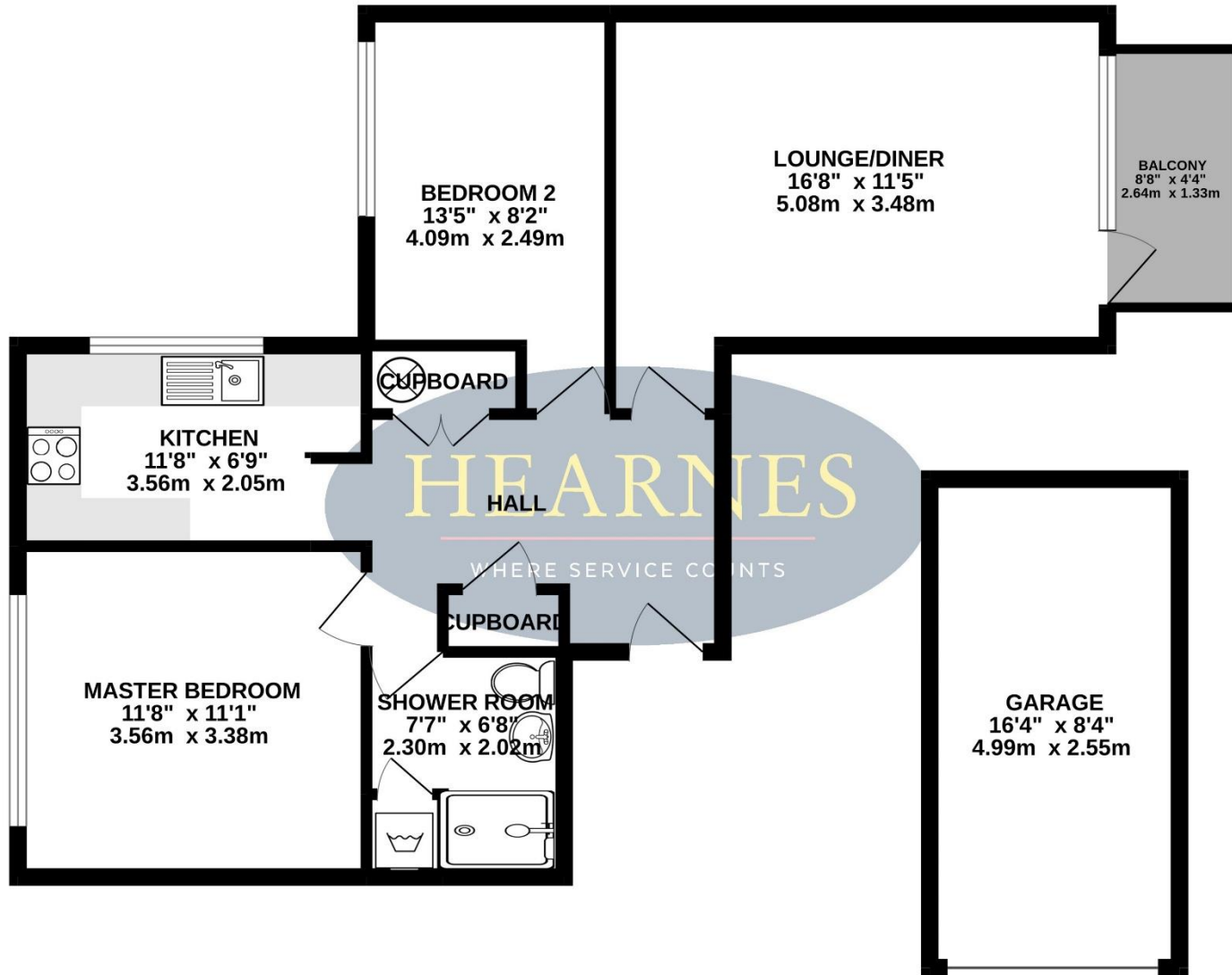
Crowe Hill Court is a development of 15 apartments set over four floors. The block is serviced by a security entryphone system, communal residents parking spaces as well as several individual garages. This lovely home is perfectly positioned near Poole Park which offers fantastic leisure facilities, Poole Quay is within a mile and Poole Town Centre is approximately ½ a mile away. The hospital is just a few hundred yards along the road and the train station is within a mile. The award-winning sandy beaches which the area is famous for are within 3½ miles.

Term of Lease: 199 years from 1972
Maintenance Charges: Approximately £2000 per annum
Ground Rent: Approximately £25 Per Annum

COUNCIL TAX BAND: C
EPC RATING: E



GROUND FLOOR



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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