

FOR SALE

Flat 2, St Georges Court, 123  
Longfleet Road, Poole, Dorset  
BH15 2HU



PHILIPPA SOLE





£165,000

No forward chain

Private garden (approx. 35 sq.m)

2 bedrooms

Ground floor apartment

Downhill stroll to Poole Park

Ideal Investment

Opposite Poole Hospital

Leasehold - 79 years remaining

Band A - £1,365.49

Maintenance £1,322.76

Ground rent £455.88

Leasehold

## About this property

A rare opportunity to purchase a ground floor, two bedroom apartment as either a first home or investment, with the added bonus of private rear garden for the sole use of this apartment. The apartment also has parking on a first come first serve basis.

Offered for sale is a two bedroom, ground floor flat positioned to the rear of this purpose built development of only 8 apartments. From the well presented communal hallway, a door leads to an inner lobby, ideal for coats and shoes and directly into the apartment. The hallway sits centrally to the apartment giving access to all rooms. The two bedrooms are serviced by the family bathroom, with Jacuzzi bath. The kitchen has a range of units providing ample storage with various fitted appliances.

Without doubt the feature of this apartment is the lounge/dining room that has patio doors out to the private rear garden. The surrounding wood panelled fencing provides a good degree of seclusion and plenty of space in which to enjoy the afternoon and evening sun. Running the full length of the apartment, there's plenty of scope to transform the garden into a lovely space of tranquility benefitting the lounge as well as the main bedroom that overlooks it. There is a private gate to the side, giving a second entrance into the apartment via the park at the rear.

## Location

Positioned in a central location to sports, entertainment and shopping facilities. A short downhill stroll to the Victorian Poole Park providing open parkland, beautiful formal gardens, play areas, tennis courts, cafes and lakes. For shopping, Poole town centre and the historic Poole Quay are 0.5 miles away and can be reached via bus or signposted cycle routes where you can enjoy a good selection of restaurants, the marina, Poole museum and embark on boat trips around Poole Harbour. The world-class arts centre, The Lighthouse, Dorset's principal arts venue is the home of Bournemouth Symphony Orchestra and showcases touring concerts, productions and a local cinema. Poole also has a main line direct train into London Waterloo, which takes approximately 2 hours. For the investment purchaser, Poole Hospital is opposite making it a convenient rental for hospital employees, particularly if they are working late night shifts and need to be nearby.









**Floor plan and measurements are APPROXIMATE not to be relied upon:**

Lounge: 3.9m x 3.9m

Kitchen: 2.2m x 2.3m

Bedroom One: 3.9m x 2.7m

Bedroom Two: 2.9 x 2.1m

Bathroom: 1.8m x 1.9m

Hall: 2.2m x 1.2m

**TOTAL INTERNAL AREA:** 43 sq.m

**TOTAL AREA (inc. private garden):** 78 sq.m

Private Garden: 6.8m x 5.2m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	78
EU Directive 2002/91/EC			

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999