

**Flat 14 Crowe Hill Court, 66 Longfleet Road,  
Poole, Dorset, BH15 2JE**



**HEARNES**

WHERE SERVICE COUNTS



# Flat 14, Crowe Hill Court, 66 Longfleet Road, Poole, Dorset, BH15 2JE

## Leasehold Price £215,000

A top (third floor) one bedroom apartment with a south facing glass and chrome balcony offering superb views over rooftops to Poole Park and the Purbecks beyond, with a good degree of privacy. The property is modernised with an updated kitchen and recently decorated and recarpeted. Additional benefits include double glazing and heating via electric slimline heaters, communal residents parking as well as a single garage. Crowe Hill Court is a development of 16 apartments built in 1971 set over four floors and Flat 14 is situated on the top floor which has access via the staircase. The block is serviced by a security entryphone system, and there are two entrances, one at the lower ground floor level at the rear by the garages/parking and the main entrance at the front of the building on the upper ground floor level. Parking and garages are found at the rear in Birds Hill Lane, which is off Birds Hill Road.

- Well presented one bedroom third floor flat
- Superb location with wonderful views
- South facing balcony with roof top views and the harbour beyond
- Open plan kitchen/lounge/dining room
- Modern white high gloss kitchen with work tops over and fitted with integrated oven, hob and extractor and freestanding washing machine. Space for fridge/freezer
- The generous double bedroom also offers the same stunning views
- Bathroom with a white suite and shower over the bath
- Double glazing and electric heating via slim heaters
- Single garage and some communal parking
- Entryphone system
- Pets allowed with permission
- Sold vacant with no forward chain

This property is perfectly positioned near Poole Park with its leisure facilities and restaurants and Poole Quay which offers a wide range of shops, cafes and excursions by boat around Brownsea Island. The town centre is approximately half a mile away and the train station is within a mile. The award winning sandy beaches which the area is known for are within 3½ miles.

Leasehold: 146 years remaining. Ground Rent: £25 per annum.  
Maintenance Charge: approximately £1942 per annum including buildings insurance, reserve fund contribution, roof fund contribution.

COUNCIL TAX BAND: B

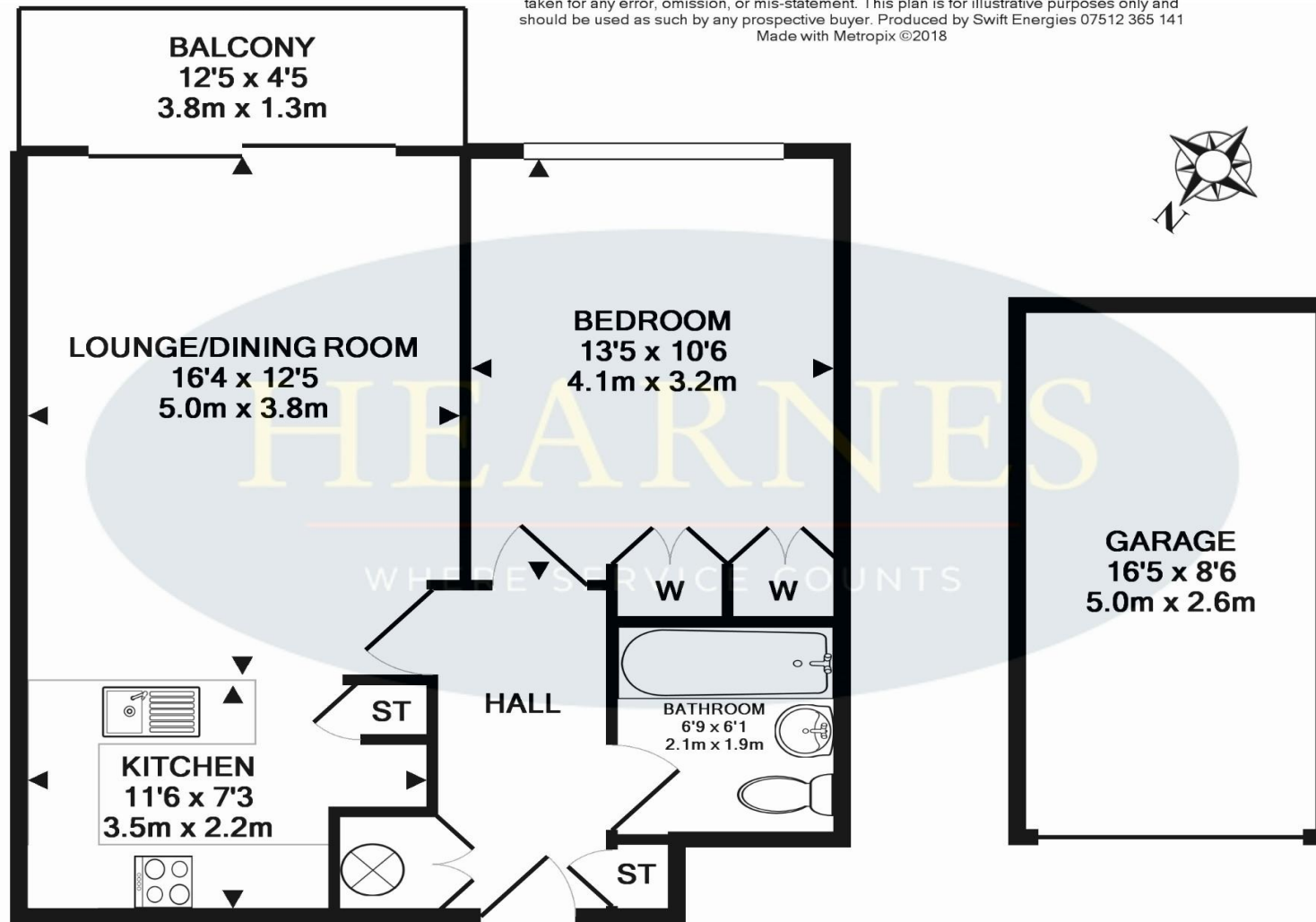
EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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3RD FLOOR  
APPROX. FLOOR  
AREA 583 SQ.FT.

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 140 SQ.FT.  
(13.0 SQ.M.)

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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