



Flat 4 Beron Court, 171 Longfleet Road, Poole, Dorset BH15 2HS

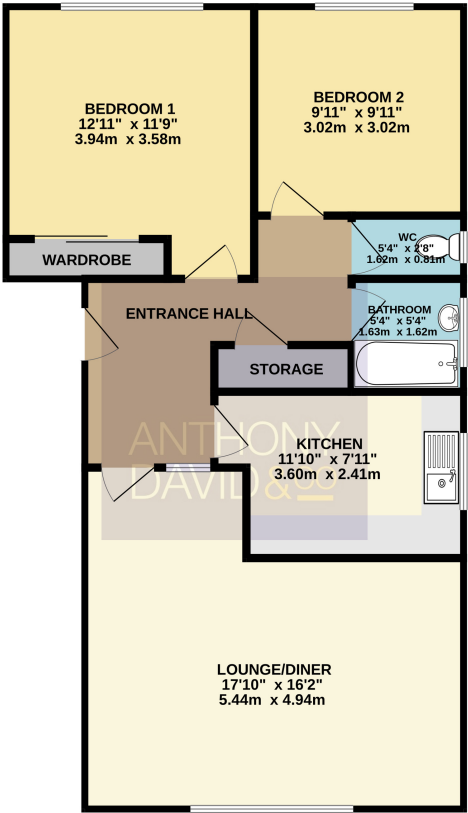
£189,950 Share of Freehold

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**** NO FORWARD CHAIN **** This two double bedroom first floor purpose built apartment is conveniently situated within walking distance of bus stops, Poole Hospital. Poole Town centre with its array of shopping facilities and central transport links is also a short distance way. The property is in need of modernisation and internal viewing is highly advised to not only appreciate its full potential but also its central location. Offering over 730 sq ft of accommodation comprising: lounge/diner, kitchen, separate WC and bathroom. Further features include: SHARE OF THE FREEHOLD, new boiler (2023), garage, gas central heating and UPVC double glazing. Nearby Schools - Primary School, St Marys RC Primary, Longfleet Primary and Poole High School.

**ANTHONY
DAVID & CO**

FIRST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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Entrance Hall Doors to

Lounge/Diner 17' 10" x 16' 2" (5.44m x 4.93m)

Kitchen 11' 10" x 7' 11" (3.61m x 2.41m)

Bedroom One 12' 11" x 11' 9" (3.94m x 3.58m)

Bedroom Two 9' 11" x 9' 11" (3.02m x 3.02m)

Bathroom 5' 4" x 5' 4" (1.63m x 1.63m)

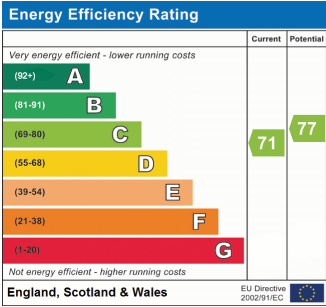
Separate Cloakroom 5' 4" x 2' 8" (1.63m x 0.81m)

Garage In block

Tenure Share of the Freehold - 939 remaining

Service Charge TBC

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.