



Flat 3 Escape, 54 Longfleet Road, Poole, Dorset BH15 2JD

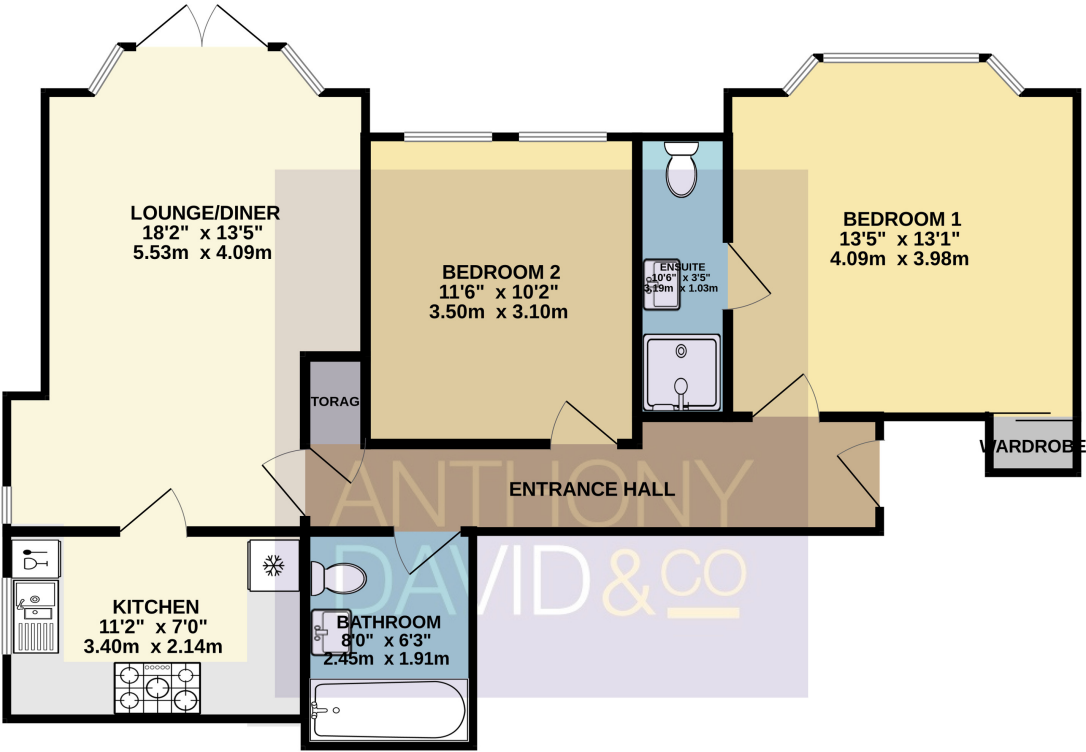
£280,000 Share of Freehold

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A superb two double bedroom ground floor garden apartment situated just a short walk to Poole Hospital and Poole Town Centre with its array of shopping facilities, amenities and central transport links. This well presented home offers good sized living throughout and viewing is advised to not only appreciate its super convenient location but also the accommodation on offer, which comprises: open plan living, contemporary kitchen, stylish bathroom and en-suite shower room. Externally the property boasts a delightful private garden with lawned area and sun patio. To the front there is one allocated parking space. Further features include: SHARE OF THE FREEHOLD, some integrated appliances to kitchen, fitted wardrobe to master bedroom, gas central heating, UPVC double glazing, security entry system, communal bike store. Nearby schools - Longfleet Primary, St Marys Catholic Primary and Poole High School.

ANTHONY
DAVID & CO

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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 5.54m x 4.07m (18' 2" x 13' 4") Max

Kitchen 3.14m x 2.14m (10' 4" x 7' 0")

Bedroom One 15' 0" x 13' 3" (4.57m x 4.04m)

En-Suite Shower

Bedroom Two 11' 4" x 10' 3" (3.45m x 3.12m)

Bathroom 8' 3" x 6' 8" (2.51m x 2.03m)

Garden South facing

Parking Allocated

Tenure Share of Freehold

Service Charge £150PCM

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.