

109 Longfleet Road, Poole, Dorset, BH15 2HP



**HEARNES**

WHERE SERVICE COUNTS

# 109 Longfleet Road, Poole, Dorset, BH15 2HP

## Share of Freehold Price £220,000

Set in a character conversion of just 3 flats is this first and second floor, 2 bedroom maisonette, with spacious lounge, generous kitchen/breakfast room and sold with private entrance and parking. Located opposite Poole hospital, this flat has an attractive porch with original tiling, lounge with bay window, kitchen with integrated appliances and a master bedroom, with feature eaves window. Benefiting from gas central heating, bathroom with separate shower and plenty of character throughout!

- Character 2 bedroom conversion, being one of only 3 flats in this turn of the century semi-detached house
- Maisonette, set over 3 floors with bedroom and bathroom in the eaves
- Generous sitting room with bay window, high ceilings and feature fireplace
- Private entrance through a restored entrance porch (completed in 2023) with original tiling, hallway and stairs leading to landing
- Spacious kitchen/breakfast room with a range of Shaker style light wood units with work tops over and fitted with integrated appliances to include Diplomat double oven, 4 ring gas hob and extractor, fridge/freezer, dishwasher, washing machine and tumble dryer
- Gas central heating
- Parking bay to the front
- Low maintenance charges
- Share of freehold
- Pets allowed

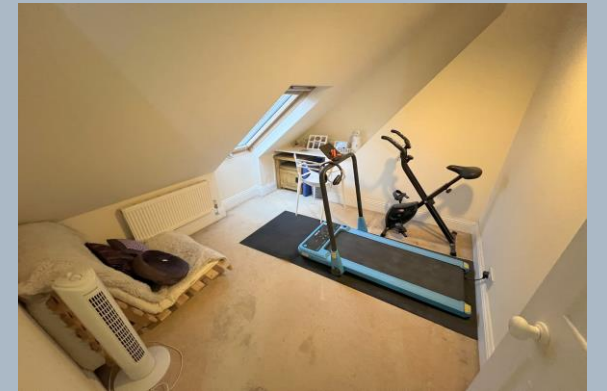
Set opposite Poole Hospital, the property is conveniently located within half a mile of the Town Centre with its array of shops, rail/bus station, Quayside and harbour. Poole Park is close by along with local shops.

Tenure: Share of Freehold – 999 years from November 2005  
Maintenance Charges: As and when. Paid £235.00 in 2023 for buildings insurance

COUNCIL TAX BAND: B

EPC RATING: D

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



TOTAL FLOOR AREA : 988 sq.ft. (91.7 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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