



9a Tatnam Crescent, POOLE, Dorset BH15 2HG

£190,000 Leasehold

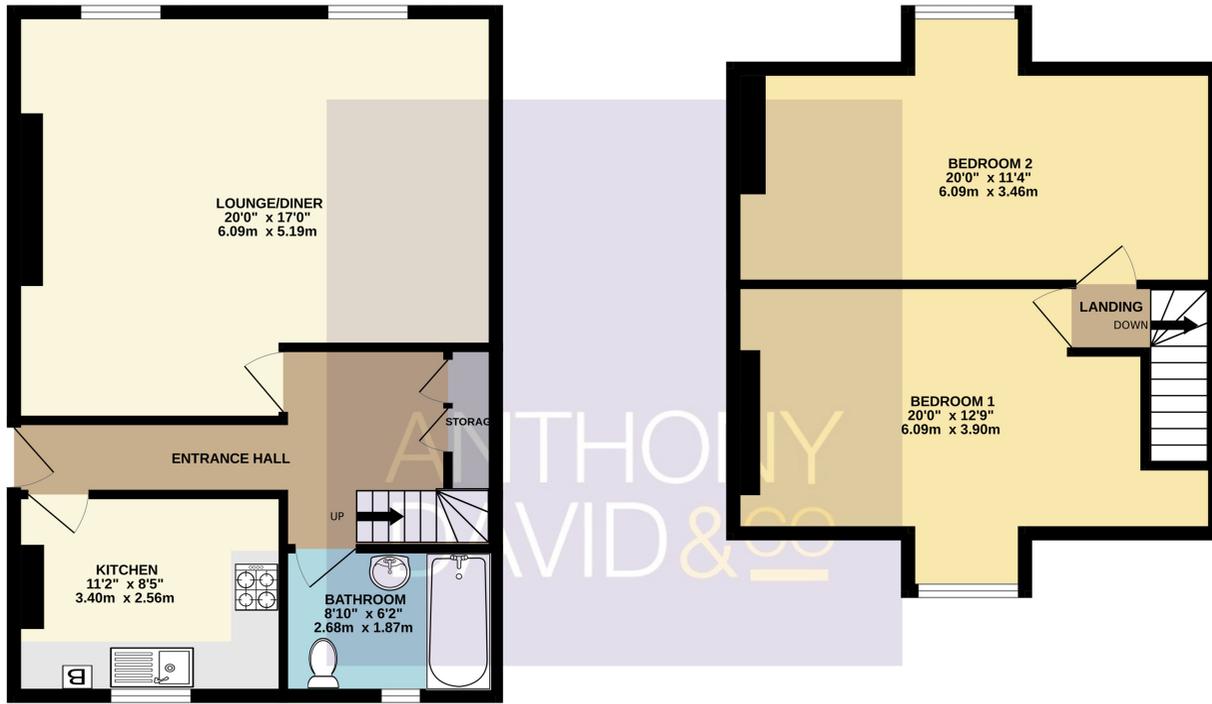
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**** NO FORWARD CHAIN **** A superb first and second floor maisonette situated yards from local amenities, shops and schools. Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links are also close to hand. This unusually spacious property presents an ideal first time buy/investment purchase and internal viewing is highly advised to appreciate not only its fantastic location but also 960 sq ft of accommodation on offer, which comprises: 20' lounge/diner, fitted kitchen, two oversized double bedrooms and bathroom. Further features of this 'hidden gem' include: NEW ROOF 2024, recently fitted windows and new boiler, low service charge and gas central heating. Nearby Schools - Longfleet Primary and Poole High School. NB: Permit Parking Available through BCP

**ANTHONY
DAVID & CO**

FIRST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 20' 0" x 17' 0" (6.10m x 5.18m)

Kitchen 11' 2" x 8' 5" (3.40m x 2.57m)

Landing Doors to

Bedroom One 20' 0" x 12' 9" (6.10m x 3.89m)

Bedroom Two 20' 0" x 11' 4" (6.10m x 3.45m)

Bathroom 8' 10" x 6' 2" (2.69m x 1.88m)

Tenure Leasehold - 105 years remaining

Service Charge £105 per annum

Council Tax Band A

TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	
		58	73

Property details contained herein do not form part of 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.