



Flat 3 Beron Court, 171 Longfleet Road, Poole, Dorset BH15 2HS

£180,000 Share of Freehold

**\*\* IDEAL FIRST TIME BUY/INVESTMENT \*\*** This two double bedroom first floor purpose built apartment is conveniently situated within walking distance of Poole Hospital and Maternity unit, whilst Poole Town centre with its array of shopping facilities and transport links is also a short distance way. The property is in need of modernisation and internal viewing is highly advised to appreciate its full potential and central location. Offering over 700 sq ft of accommodation comprising: lounge/diner, kitchen, separate WC and bathroom. Further features include: NO FORWARD CHAIN, share of freehold, garage, gas central heating and UPVC double glazing. Nearby Schools - Longfleet CE VC Combined School, St Marys Combined School and Poole High School. NB: The property is currently tenanted until the end of June 2023.

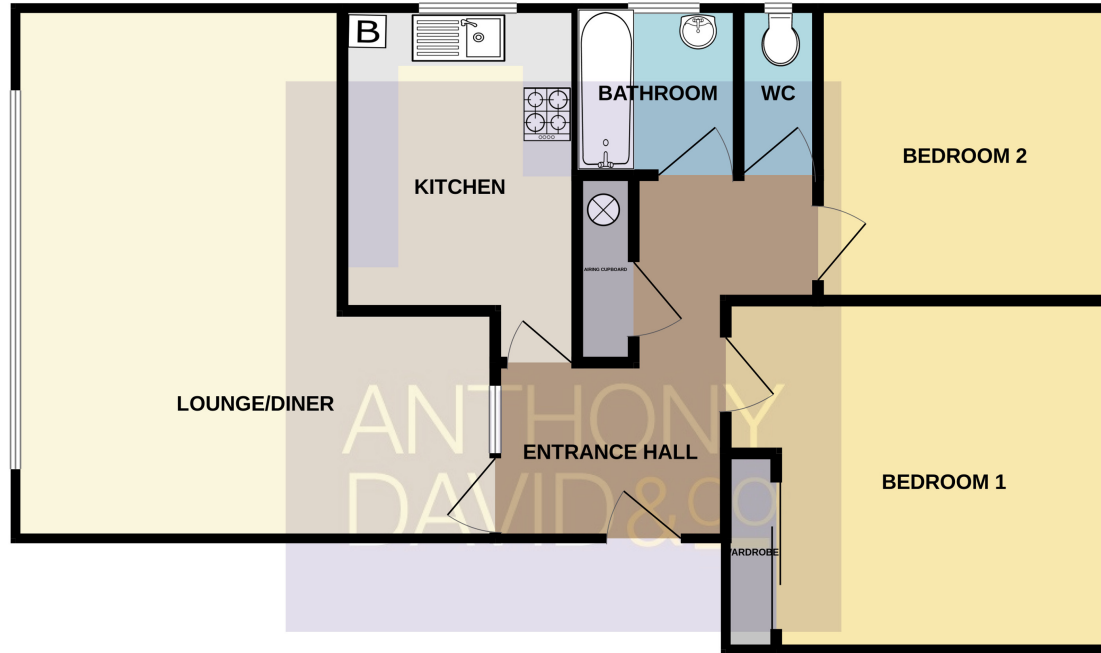
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**ANTHONY  
DAVID & CO**

**FIRST FLOOR**  
705 sq.ft. (65.5 sq.m.) approx.



- Entrance Hall 8' 6" x 5' 6" (2.59m x 1.68m)
- Lounge/Diner 17' 10" x 16' 1" (5.44m x 4.90m)
- Kitchen 11' 10" x 7' 11" (3.61m x 2.41m)
- Bedroom One 13' 0" x 11' 9" (3.96m x 3.58m)
- Bedroom Two 9' 11" x 9' 11" (3.02m x 3.02m)
- Bathroom 5' 7" x 5' 5" (1.70m x 1.65m)
- Separate Cloakroom 5' 7" x 2' 8" (1.70m x 0.81m)
- Garage In block
- Tenure Share of freehold. 999 years from 1965
- Service Charge £1300 per annum
- Council Tax Band C

TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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