

**Flat 2, Navier Court, 3-5 Longfleet Road,  
Poole, Dorset BH15 2HN**



**HEARNES**

WHERE SERVICE COUNTS



# Flat 2, Navier Court, 3-5 Longfleet Road, Poole, Dorset BH15 2HN

## Leasehold Price Offers in Excess Of £150,000

A purpose built one double bedroom first floor apartment situated in a modern gated development moments away from Poole town centre. The accommodation includes a spacious open plan multifunctional kitchen/dining/lounge space, modern shower room, and a double bedroom with a fitted wardrobe. The property has additional benefits including a private off road parking space, gas central heating, double glazing, bike store and loft space. All set in a super location, moments from the town centre, railway and bus station.

- One double bedroom first floor apartment built in 2007 within a modern gated development
- Large open plan kitchen reception room to include cream units with worktops above, electric oven and gas hob above. Further space for a fridge/freezer and washing machine which is included
- Modern shower room to include walk-in shower, wash hand basin with mirrored cabinet above and wc
- Fitted wardrobe in master bedroom
- Gas central heating and double glazing throughout
- Private allocated parking space
- Main entrance leads to just one other neighbouring apartment
- Bike store
- No forward chain so can accommodate a quick sale!
- Town Centre location

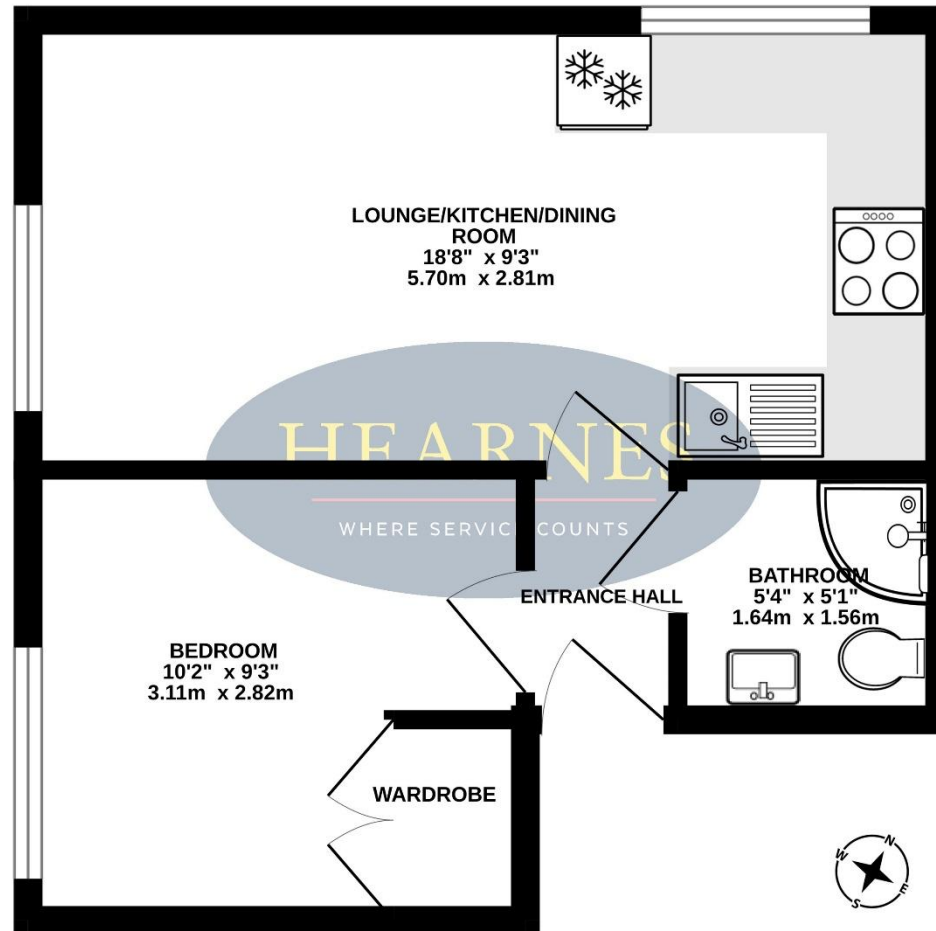
Navier Court is set in a convenient location in Poole town centre, just down the road from the hospital with the Dolphin Centre only 300 yards away, Poole bus and train station is a similar distance, and the mainline railway station is approximately quarter of a mile away.

Leasehold: 105 years remaining  
Maintenance Charges: £577.96 per 6 months  
Ground rent: £200 per annum (to be confirmed)

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



FIRST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 310 sq.ft. (28.8 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



