




Flat 6 Navier Court, 5 Longfleet Road, Poole, Dorset BH15 2HN

£200,000 Leasehold

**\*\* NO FORWARD CHAIN \*\*** A bright and airy two double bedroom second floor apartment set within this GATED DEVELOPMENT a short stroll from Poole Town centre with its array of shopping facilities and central transport links. Poole Hospital and Maternity unit is also yards away. This ideal buy to let/first time buy offers good sized living space throughout and viewing is highly advised to appreciate not only its convenient location but also the accommodation on offer, which comprises: 18' lounge/diner, fitted kitchen, en-suite shower room and bathroom. Externally there is an allocated parking space conveyed with the property. Further features include: integrated appliances to kitchen, fitted wardrobes to both bedrooms, gas central heating, UPVC double glazing and a communal bike store. Nearby Schools - Longfleet Primary and Poole High.

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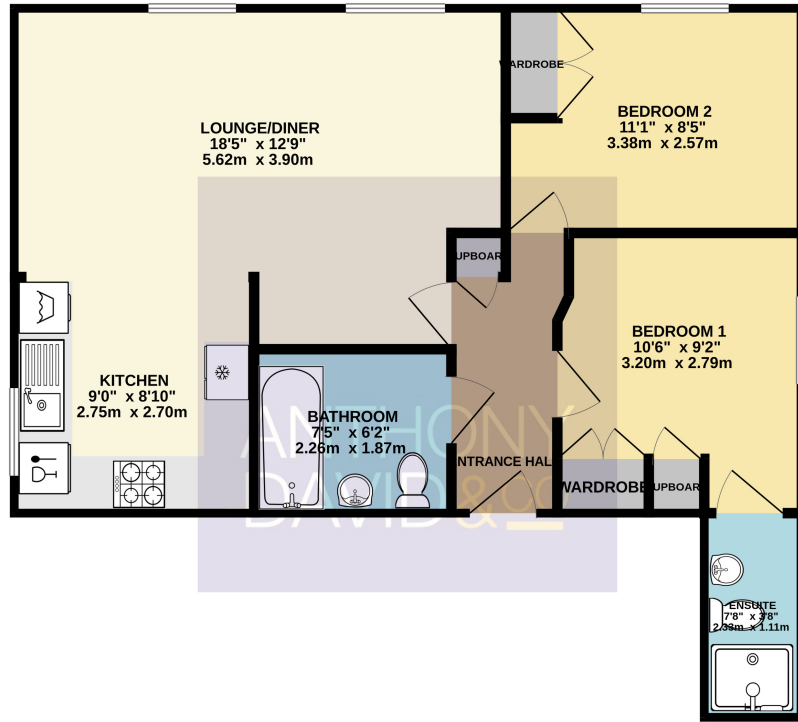
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**ANTHONY  
DAVID & CO**



**SECOND FLOOR**  
587 sq.ft. (54.5 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 18' 5" x 12' 9" (5.61m x 3.89m)

Kitchen 9' 0" x 8' 10" (2.74m x 2.69m)

Bedroom One 10' 6" x 9' 2" (3.20m x 2.79m)

En-Suite Shower 7' 6" x 3' 8" (2.29m x 1.12m)

Bedroom Two 11' 1" x 8' 5" (3.38m x 2.57m)

Bathroom 7' 5" x 6' 2" (2.26m x 1.88m)

Parking Allocated

Tenure Leasehold - 125 years from 2006

Service charge £1083 per annum 2023-2024

Ground Rent £200 per annum

Council Tax Band C

TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.