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ANTHONY  
DAVID & CO



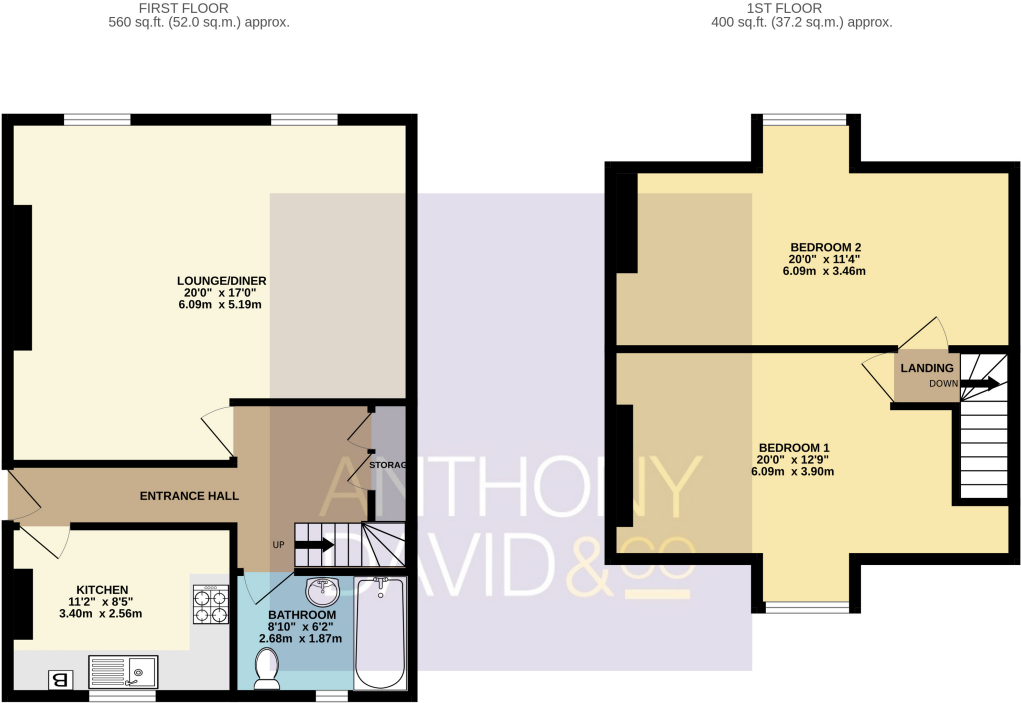
9A TATNAM CRESCENT, POOLE, DORSET BH15 2HG

£200,000 LEASEHOLD

- NO FORWARD CHAIN
- 20' LOUNGE/DINER
- FIRST AND SECOND FLOOR
- IDEAL INVESTMENT/FIRST TIME BUY
- LOW SERVICE CHARGE
- TWO OVERSIZED DOUBLE BEDROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- NEW ROOF 2024
- UPVC DOUBLE GLAZING



**\*\* 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.



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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Room Measurements

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

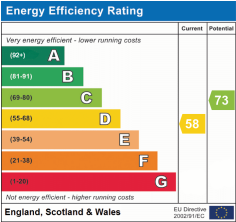
Bedroom One  
20' 0" x 12' 9" (6.10m x 3.89m)

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



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