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**Flat 1 Longespee, 72 Longfleet Road  
Poole, Dorset, BH15 2JE**

# Flat 1 Longespee, 72 Longfleet Road, Poole, Dorset, BH15 2JE

## Share of Freehold Price £325,000

A well presented first floor, 2 bedroom, 2 bathroom apartment with a stunning living area and doors out to a balcony with far reaching views over Poole and the harbour beyond. This delightful flat has been updated and renovated over the past few years to include a stylish kitchen with integrated appliances, this opens up to a wonderful main reception room with bi-folding doors onto a good size balcony. It further offers a luxurious ensuite, family bathroom, undercroft secure parking and the residents own a share of the freehold. Internal viewing is a must to appreciate this wonderfully presented apartment that is offered with no forward chain. Longespee is a small low rise development of just 6 apartments set over 4 floors, with secure entryphone system, communal storage garden sheds and well kept communal hallways servicing all floors. The name Longespee has been taken from the Lord of Canford, who gave Poole its first Charter in 1248. Longespee is a notable name in the history of Poole.

- Stunning first floor apartment with well presented accommodation
- Sold vacant with no forward chain
- Refitted kitchen in sage green units with Quartz work tops over to include integrated 4 ring Zanussi gas hob with oven and Elica black extractor, deep butler sink with large arched mixer tap, Monarch water softener, Beko slimline dishwasher, integral fitted Beko Washer Dryer, under counter fridge and freezer, two oak breakfast bars, one with wine storage and corner unit and both with matching bar stools. Matching solid oak cutting board Feature overhead stainless steel lighting with smart system lighting controls
- 18mm Oak rustic tongue and groove hardwood flooring with underlay throughout (except bed 2) with Amtico flooring in the kitchen
- Aluminium bi-folding doors, all with built in fitted black out blinds out to the balcony with Eco deck decking
- Bedroom one fitted with floor to ceiling wardrobes with hanging, shelving, and a safe box.
- Bedroom two with built in wardrobes and view out to open green area adjacent
- Beautifully refitted ensuite with steam shower, feature black stone wash basin mounted on a wooden unit. Further family bathroom
- Gas central heating & double glazing
- Parking bay in the undercroft parking area. Further 6ft x 4ft storage shed & further 3 visitor parking bays at the front.
- Entryphone system and well kept communal hallways with stairs servicing all floors

Superbly located on Longfleet Road within a few hundred yards of the hospital and within a mile of Poole Town Centre. Local amenities at Ashley Cross to include bars, restaurants and shops are within a mile and the beaches and sea are within 3 miles. Poole Park, leading onto Whitecliff park and the harbour are within 1.5 miles.

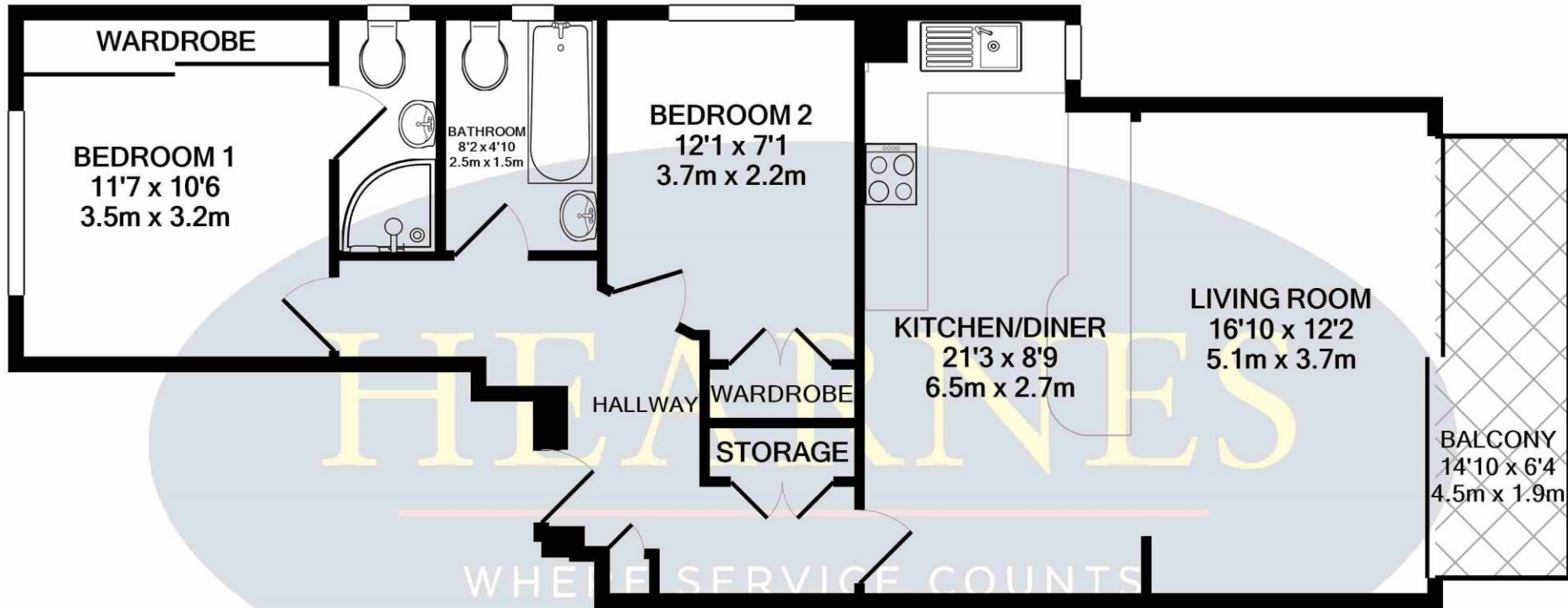
Term of lease: 999 years from 2019  
Maintenance Charges: Approximately £1700 per annum  
Ground Rent: N/A

COUNCIL TAX BAND: D

EPC RATE: D







TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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View from balcony



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