

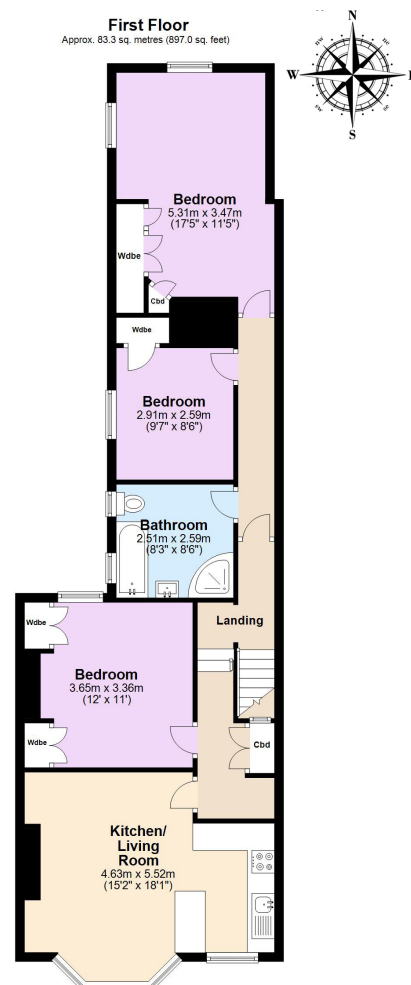
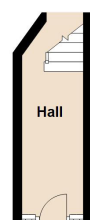


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ESTATE AGENTS

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Garden Floor  
Approx. 5.6 sq. metres (59.8 sq. feet)



Total area: approx. 88.9 sq. metres (956.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Flat 1 67 Longfleet Road, Poole, Dorset, BH15 2HP  
Guide Price £250,000

**\*\* CLOSE TO POOLE HOSPITAL \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this recently-refurbished three bedroom characterful apartment in the BH15 postcode. Benefitting from an array of standout features including three good-sized bedrooms offering built-in wardrobe space, a stylish three piece bathroom suite, an open-plan kitchen/living room with space for appliances and a feature bay window, ample storage and a private entrance!

Poole Hospital, The Bus Station, The Lighthouse (Poole's Centre for The Arts), The High Street, Poole Park, The Quay and Baiter Park are just very few of many attractions within walking distance from the property. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. The desirable Ashley Cross is just around the corner and offers a range of attractions such as bars, restaurants, coffee shops, bakeries, pubs and many others. The train station connects to the direct line taking you to London Waterloo.... A truly great location!





## Ground Floor

### Private Entrance

Wooden frosted glass door to the front aspect, power points, radiator, carpeted stairs to the first floor with wooden balustrades and tiled flooring.

### First Floor

#### Entrance Hallway

Ceiling light, loft hatch, smoke alarm, radiator, power points, built-in cupboards with the consumer unit enclosed, space for a longline fridge/freezer, vinyl and carpeted flooring.

#### Open Plan Kitchen/Living Room

Coved and smoot set ceiling, ceiling lights, wall lights, UPVC double glazed window to the front aspect, UPVC double glazed bay window to the front aspect, two radiators, wall and base fitted units, four point gas hob with glass splash back, integrated 'Lamona' oven and overhead extractor fan, stainless steel sink with drainer, space for low level fridge, space for a washing machine, space for a dishwasher, power points, television point, feature mantel with exposed brick, carpeted and vinyl flooring.

#### Bedroom One

Coved ceiling, ceiling light, wall lights, dual aspect UPVC double glazed windows to the rear and side, power points, radiator, triple built-in wardrobes and shelving and carpeted flooring.

#### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, double built-in wardrobes, power points and carpeted flooring.

#### Bedroom Three

Coved ceiling, ceiling light, UPVC window to the side aspect, radiator, power points, built-in wardrobe and carpeted flooring.



## Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, panelled bath with overhead shower, single enclosed waterfall shower with extra shower head, wall mounted sink with under storage, wall mounted mirror with feature lighting, toilet, radiator, tiled walls and vinyl flooring.

## Outside

### Front Garden

Surrounding hedges, concrete path, laid to lawn and raised flower beds.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Term: 125 Years Remaining  
EPC Rating: D  
Council Tax Band: B - Approximately £1,753.85 per annum.  
Maintenance: On an as and when basis, Split 1/3 between the other owners of the block.  
Ground Rent: Peppercorn.  
Buildings insurance: Approximately £560 Per Annum split 1/3 between other owners of the block.  
Pets: Pets permitted on licence, subject to not being a nuisance.  
Rentals are permitted.  
Holiday Lets are not permitted.  
Parking: One Allocated Parking Space.

## Stamp Duty

First Time Buyer: £0  
Moving Home: £2,500  
Additional Property: £15,000