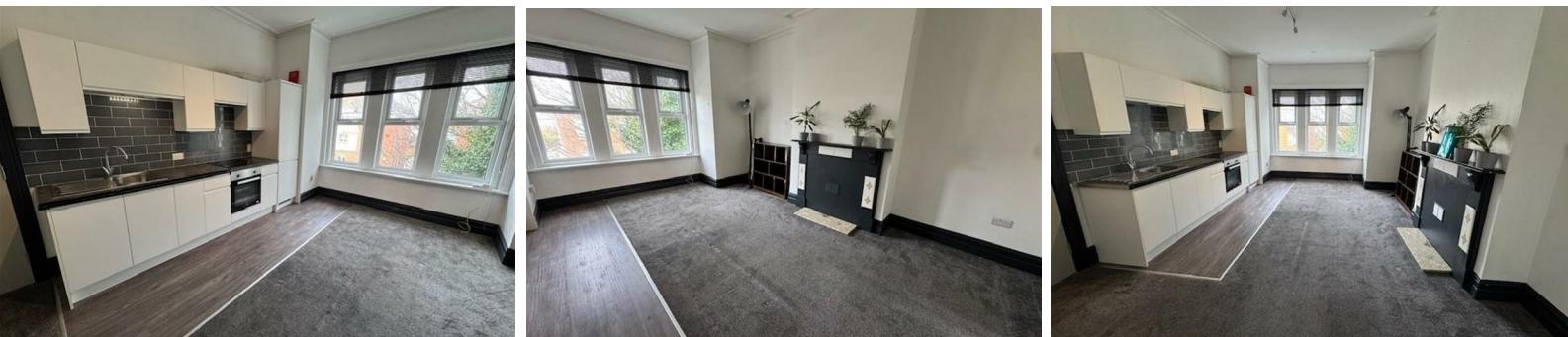




Longfleet Road, Poole, Dorset, BH15 2HY

Offers in excess of £149,995

SPACIOUS ONE DOUBLE BEDROOM APARTMENT FOR SALE IN POOLE, £149,995 (Offers in excess). Take a look at this new to the market Character spacious one double bedroom apartment located on Longfleet Road, Poole. The apartment is located on the first floor of this character building and comes with one allocated parking space located in the residents car park. There is a larger than average open plan lounge kitchen reception room with high ceilings and white and grey decor throughout. Feature ornate fireplace. White kitchen with some integrated appliances. A good size double bedroom with ornate fireplace. Leading from the bedroom with steps down into this modern grey and white en suite bathroom with white suite. This apartment would make an ideal first time buy or investment property. There is approx 122 years remaining on the lease with a ground rent of only £150.00 per annum. Council Tax band A. The property can also be offered with "NO FORWARD CHAIN".



FRONT DOOR LEADING INTO OPEN PLAN KITCHEN LOUNGE

18'11" x 13'9" (5.79 x 4.20)

Communal entrance with stairs leading to the first floor and leading to apartment front door. Grey front door. Into the main open plan reception room with white painted high ceilings and white painted walls with grey woodwork. Grey fitted carpet to the lounge area and grey lino to the kitchen area. Black painted fireplace. Ceiling lighting. Wall mounted modern electric heater. Light switch, plug sockets and TV socket. grey tiled around the worktops. Three upvc double glazed windows overlooking front aspect with blinds fitted.

The kitchen has white fronted wall,base and drawer units with handleless doors.

Laminate worktops. Four ring electric hob, electric oven and extractor above. Integrated fridge freezer. sink with drainer and metal fittings.

BEDROOM

14'0" x 13'9" (4.29 x 4.21)

Grey door leading into this spacious double bedroom with high white ceilings, white walls and grey woodwork. Grey fitted carpet. Ceiling lighting. Feature fireplace black painted. Light switch and plug sockets. Two upvc double glazed windows overlooking back aspect. Wall mounted modern style electric heater. Door leading to en suite bathroom.

EN SUITE BATHROOM

11'2" x 5'9" (3.41 x 1.77)

Grey door leading into this modern bathroom. Steps down into this room with white ceiling, part white emulsion painted walls and grey fitted flooring. Upvc double glazed window to side aspect. Wall mounted heater. Built in cupboard housing the heating system tank with plumbing and space for washing machine under. White suite consisting of bath with grey paneled back and side pane, shower screen and chrome effect fittings. There is a white sink with pedestal and chrome effect fittings. White wc with seat and lid and cistern flush. Ceiling lighting.

PARKING

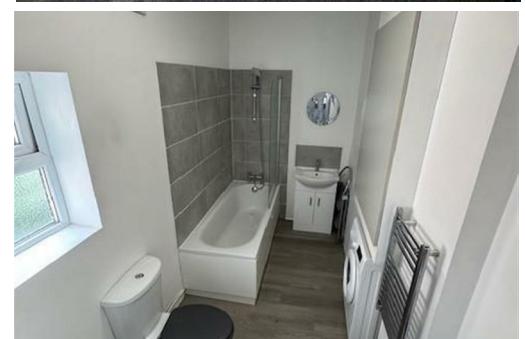
We have been advised that there is one parking space conveyed with the apartment located in the residents car park to the rear of the building numbered 2.

TENURE

The property is "LEASEHOLD" WITH 122 YEAR REMAINING

The Management charges are approx £1636.00 per annum with Ground rent at £150.00 Per annum.

The property can be offered with " NO FORWARD CHAIN"





| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | 77 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | 42 | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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