



## Flat 2, 81 Longfleet Road, Poole, BH15 2HP

£165,000

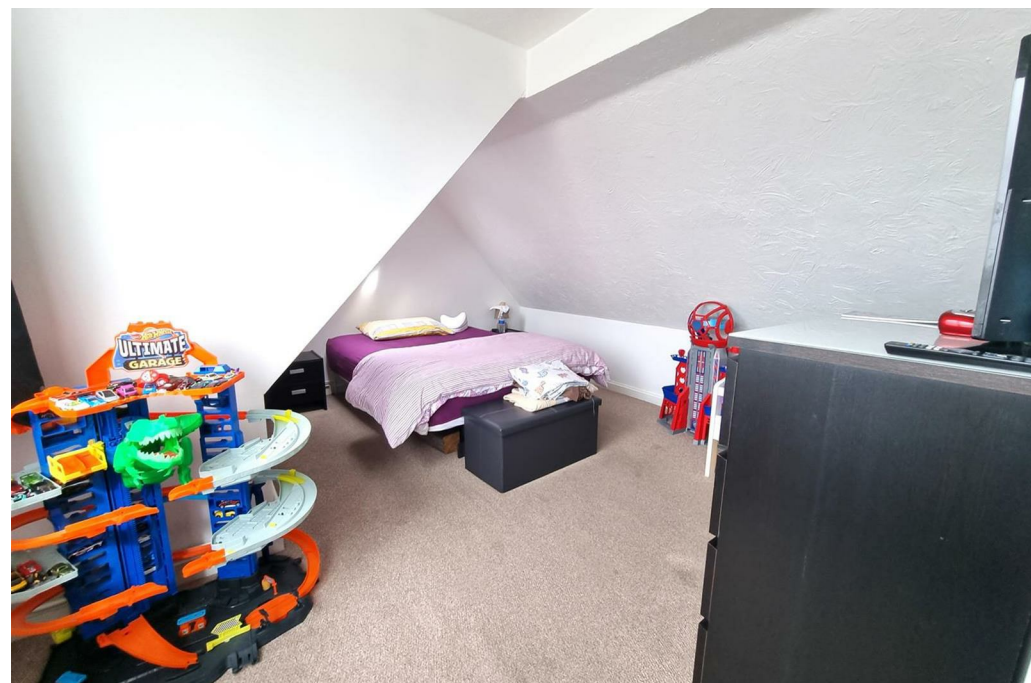
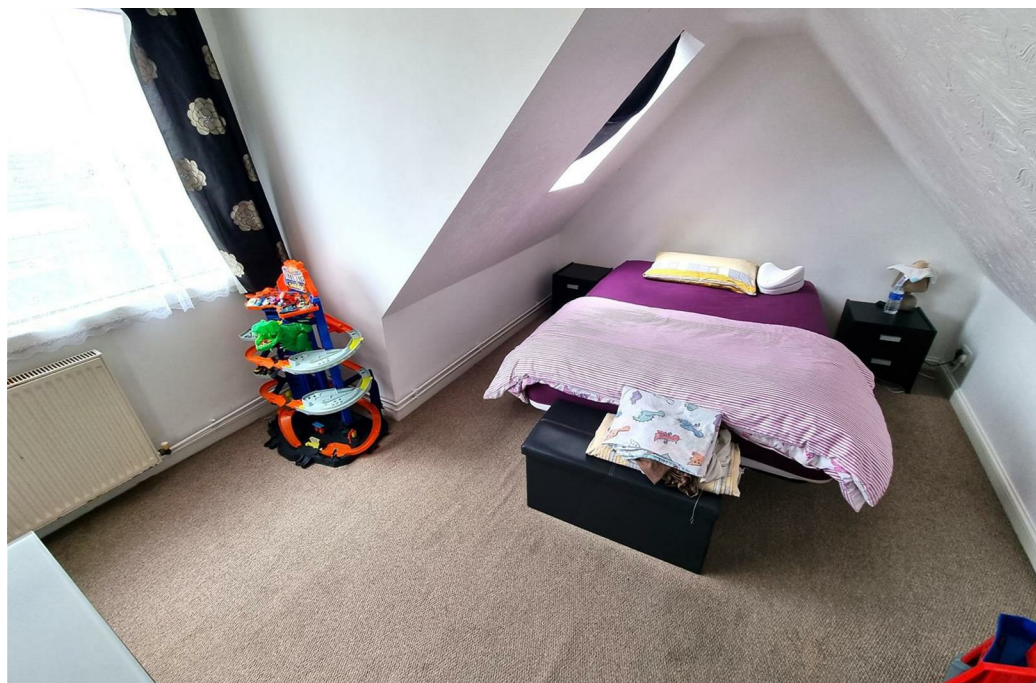
- One Bedroom Maisonette
- Gas Central Heating
- Close To Amenities & Bus Routes
- First & Second Floor
- Modern Bathroom With Shower
- Ideal First Time Buy
- UPVC Double Glazing
- Off Road Parking
- No Forward Chain

## 81 Longfleet Road, Poole BH15 2HP

Greys Estate Agents are delighted to offer for sale this one bedroom first and second floor maisonette, located very conveniently opposite Poole Hospital. The property benefits from a modern kitchen with built-in gas hob and oven and a modern bathroom with bath and shower facility. With its own split-level staircase leading to the bedroom on the second floor. There is off road parking for one car. For further information or arrange a viewing, please contact Greys of Parkstone.



Council Tax Band:



## Property Description

The details comprise:

Communal entrance Hall: Door to Flat 2 on First floor.

Small Entrance hall area into:

Lounge: 12'6" x 9'4" plus recess adjacent to stairs. Double radiator. Open plan access to:

Kitchen: Fitted with a range of base and eye level wall units with ample laminated working surfaces over. Stainless steel single drainer sink unit with mixer taps. Four ring gas hob with oven under and extractor hood over. Gloworm gas central heating boiler also supplying domestic hot water system. Space and plumbing for washing machine, space for fridge.

Bathroom: White suite comprising of panelled bath with shower screen and shower fittings. Pedestal wash hand basin and low level WC. Half tiled.

Doorway through to split-level staircase leading to small first floor landing area.  
Door to:

Bedroom: 17' max by 12' 3" with sloping ceiling.

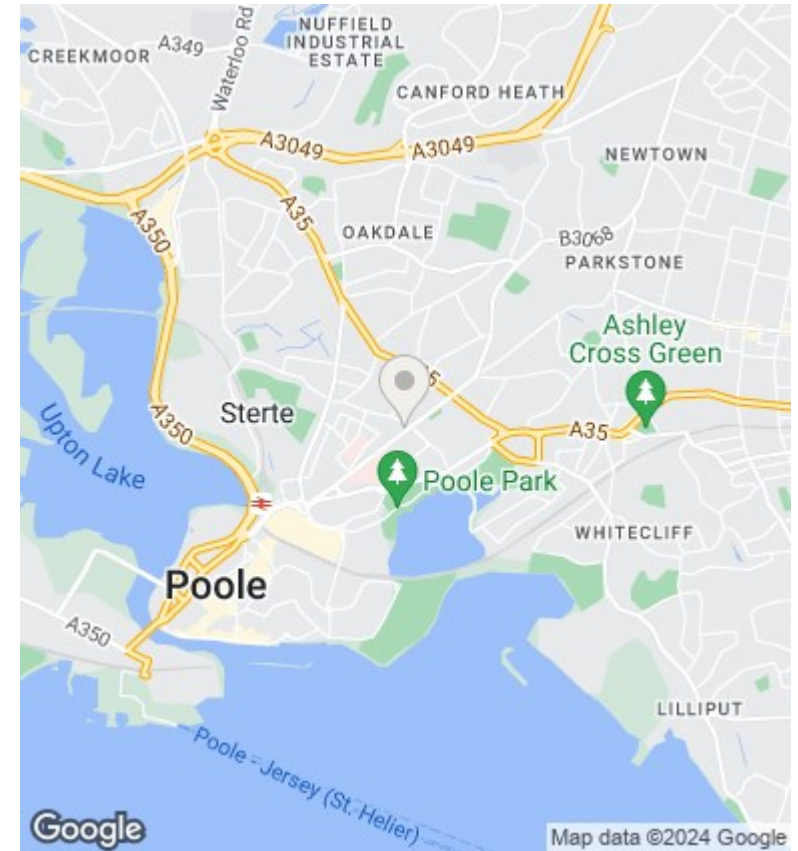
OUTSIDE: Allocated Parking for 1 car.

Tenure: Leasehold

125 years from and including 24/03/2014. Approx 115 years remaining.

The service charge is approximately £450 PA including a sinking fund.

The Ground Rent is believed to be peppercorn.



## Directions

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	50	67
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 