

## Property Location Poole



GROSS INTERNAL AREA  
TOTAL: 829 sq.ft, 77 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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 to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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## Lagland Street, Poole

Guide Price Of £180,000



Spacious Living

RoomGround Floor Flat

Two Double Bedrooms

Communal Garden

Gas Central Heating

Walking Distance To Shops

Nearby Poole Quay

Long Lease

Triple Aspect Lounge/Diner

Popular Location



### Why you'll like it

Situated in the heart of Poole Town Centre, this two-bedroom ground floor flat offers a fantastic opportunity for those seeking convenience, space, and comfort. Ideally located just a short walk from Poole Quay, the flat is within easy reach of local shops, cafes and transport links.

The property features two generous double bedrooms, making it ideal for couples, sharers, or those needing a guest room or home office. The main bathroom is fitted with a shower, basin, and a separate WC, offering added practicality for modern living.

The kitchen is a great size, with floor-to-ceiling units providing ample storage and room for additional appliances. Whether you enjoy cooking daily or just want the extra space, this kitchen is both functional and versatile.

One of the standout features of this flat is the triple-aspect sitting/dining room, which is flooded with natural light throughout the day. The space comfortably accommodates both living and dining areas, creating a bright, welcoming environment ideal for relaxing or entertaining.

Additional benefits include plentiful built-in storage, ideal for keeping everything organised, and gas central heating, ensuring warmth and efficiency throughout the seasons.

With its ground floor position, this flat is especially appealing for those seeking easy access without the need for stairs. Whether you're a first-time buyer, downsizer, or investor, this well-located and spacious property offers a rare combination of central location and comfort.

Viewings are highly recommended to fully appreciate the size, layout, and excellent location of this lovely flat in the heart of Poole.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

