



143A Longfleet Road, Poole BH15 2HS

An incredibly spacious first floor maisonette offering well-proportioned modern living. The location is ideal for commuting with very good bus routes close by. This home also comes with a very long lease, share of freehold and an allocated parking space.

EPC: TBC **Council Tax Band:** B **Price:** OIEO £230,000 Share of Freehold  2  1  1





Key Features

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- NEWLY FITTED BATHROOM
- GREAT LOCATION
- LONG LEASE
- SHARE OF FREEHOLD
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE

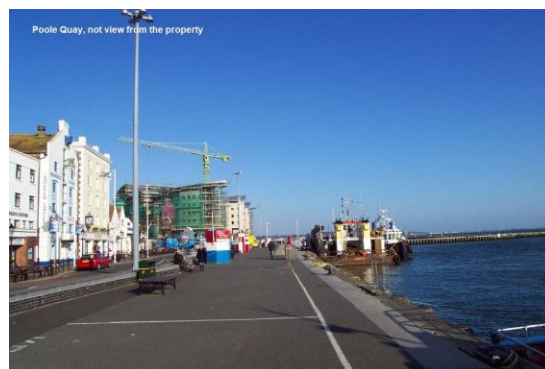
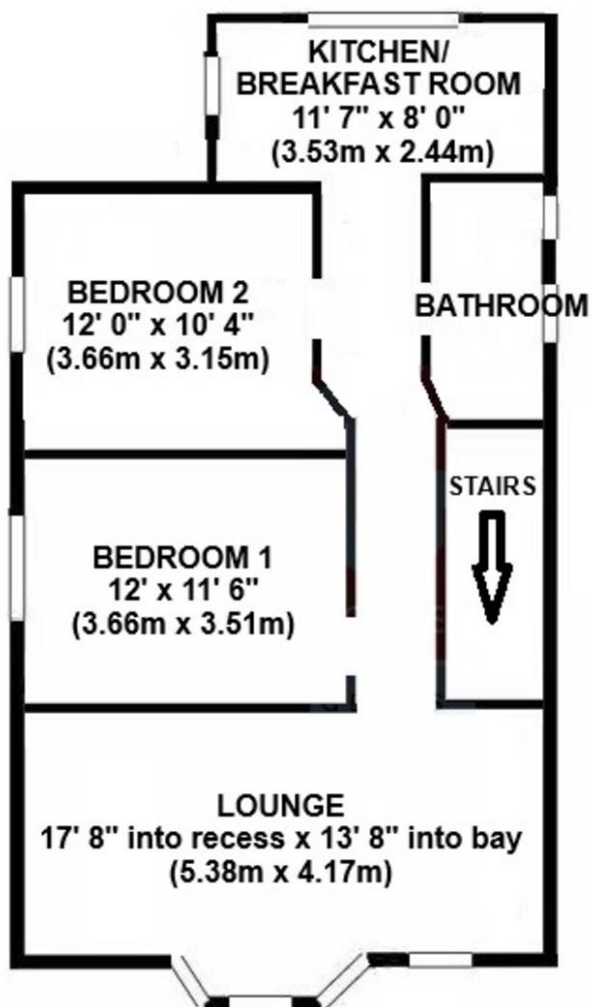
The Property

This first floor maisonette offers private entry into an entrance hallway allowing access to the first-floor accommodation.

There is a spacious living room that easily accommodates a dining suite and features an attractive contemporary style gas fire. The kitchen/breakfast room is also of a good size with ample space for a side-by-side fridge freezer space, room also for a washing machine. A modern glow-worm combination boiler is also located here. There's also plenty of workspace too.

The two bedrooms are both decent sized with ample room for both to house some significant sized bedroom furniture. The bathroom is recently refitted with a P-shaped bath with a shower attachment, side shower screen and cascade style mixer tap.

This apartment has full UPVC double glazing and gas fire central heating. It's only a council tax B and you do enjoy a share of the freehold. An off-road parking space is conveyed with this home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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