



**HEARNES**

WHERE SERVICE COUNTS

**Rojon Court, 149 Longfleet Road  
Poole, Dorset, BH15 2HS**



# Rojon Court, 149 Longfleet Road, Poole, Dorset, BH15 2HS

## Share of Freehold Price £250,000

Rojon Court is a development of 6 apartments set over 3 floors, overlooking the green area opposite, and affording wonderful views of Poole Town and distant harbour views. Flat 4 E is set on the top (second floor) and offers spacious accommodation with a feature bay window in the main reception room with far reaching views. This very well presented apartment has 2 double bedroom, refitted kitchen with integrated appliances, luxury ensuite shower room and main bathroom. The property comes with a parking bay (4) and further visitors parking is available.

- Very well presented top floor (2<sup>nd</sup>) apartment with spacious accommodation and wonderful views of Poole Town and the distant harbour
- 2 double bedrooms all decorated in modern tones
- Welcoming entrance hall with laminate floor which extends to the main reception room
- Stunning sitting room with feature bay window affording Poole town views
- Luxury refitted fully tiled ensuite shower room with double shower, rain shower over, vanity unit and w.c. Further fully tiled family bathroom
- Newly fitted kitchen in white shaker style units with wooden work tops open and integrated appliances to include oven, hob, extractor, fridge/freezer, slimline dishwasher and space and plumbing for washing machine
- Double glazed, gas central heating, combination Worcester boiler
- Entryphone system and well-kept communal gardens servicing all forms
- Parking bay (4) and visitors parking
- Well run block where the residents have a share of the freehold and run their own management company

Superbly located on Longfleet Road, within a few hundred yards of the hospital and within a mile of Poole Town Centre. Local amenities at Ashley Cross to include bars, restaurants and shops are within a mile and the beaches and sea are within 3 miles. Poole Park, leading on to Whitecliff Park and the Harbour are within 1.5 miles.

Term of Lease: 996 years from 2017

Maintenance Charges: Approximately £70 per month

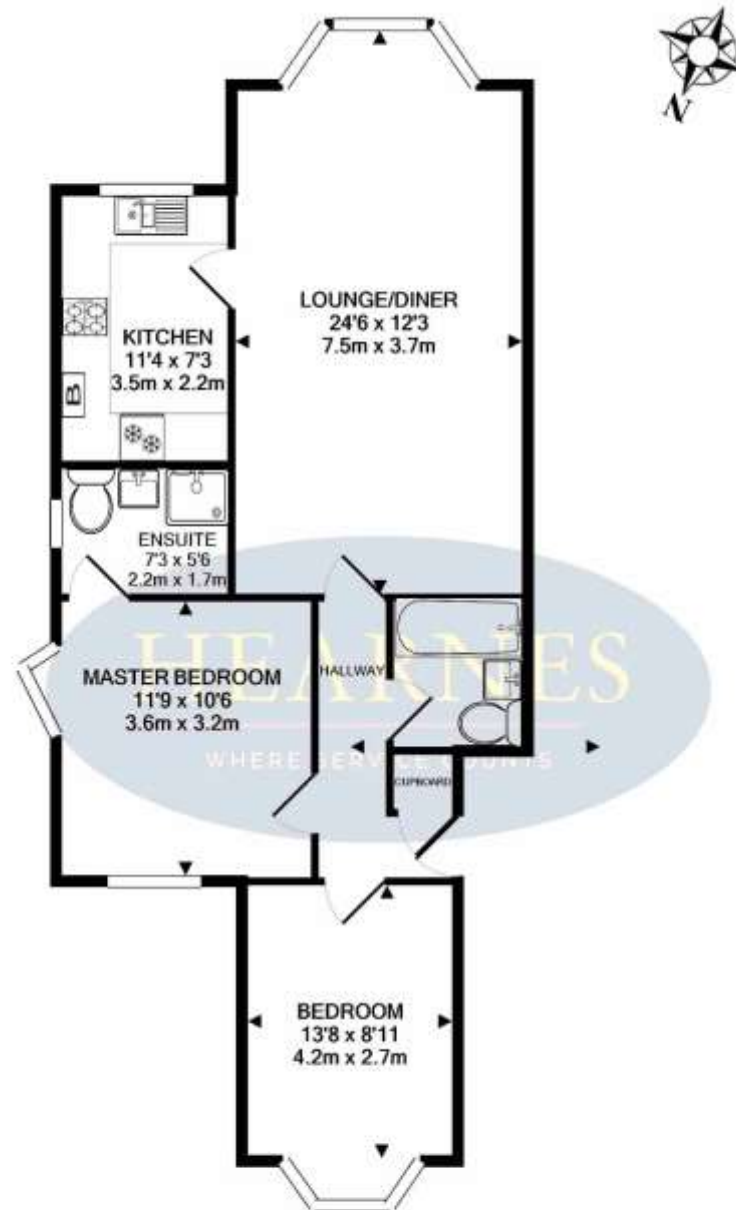
Ground Rent: N/A

COUNCIL TAX BAND: D

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.  
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