



**Longfleet Road, Poole
Dorset, BH15 2HW**

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Freehold Price £425,000

A rare opportunity to purchase 3 spacious apartments which were converted and extended from a semi-detached house with a potential rental value of approximately £25,000 per year. There are 2 ground floor, one bedroom flats and a three bedroom duplex flat, each with an off road parking space and a shared visitor parking space. This unique property was built in the late 1800's and has been in this family since 1950. The flats are conveniently located for Poole Town Centre which is less than a mile away; Poole hospital is just a few hundred metres along the road and Poole Park is also close by.

- 3 spacious apartments – 2 x 1 bedroom flats and a 3 bedroom duplex
- 3 off road parking spaces and a visitor's parking space
- Potential rental income of approximately £25,000 per annum
- Attractive rear garden
- Main building was built in the late 1800's, therefore the property offers high ceilings and generous room sizes
- Both ground floor apartments benefit from conservatories
- All 3 flats are listed as separate dwellings on land registry with 999 year leases from 1994

The property is conveniently located for Poole Park with its leisure facilities and cafes. The bustling and ever popular Poole Quay is less than a mile away and the town centre with its excellent range of shops, cafes and restaurants is just quarter of a mile away with Poole Train Station a similar distance. The sandy bathing beaches are also within easy reach, just over 3 miles away. Currently this property is in the catchment area for Longfleet CE Primary School & Poole High School

Flat 41 EPC RATE: F

COUNCIL TAX BAND: A

Flat 41a EPC RATE: F

COUNCIL TAX BAND: A

Flat 41b EPC RATE: G

COUNCIL TAX BAND: 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.



2nd floor Flat 41b



1st floor Flat 41b



1st floor Flat 41b



1st floor Flat 41b



TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.3 SQ.M.)

Flat 41b

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141. Made with Metropix ©2019



1ST FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 47 SQ.FT.
(4.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.3 SQ.M.)
Flat 41a

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TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)
Flat 41

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Ground floor flat 41



Ground floor flat 41



Ground floor flat 41



Ground floor flat 41



Ground floor flat 41





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