



Poole Town Centre

A GOOD SIZE 2 BEDROOM TOP FLOOR APARTMENT
EPC Rating: Band B

£175,000





The Property

Goadsby are delighted to offer for sale this good sized 2 bedroom top floor apartment situated moments from Poole Town Centre.

The apartment can be accessed via a communal stairway or lift. The front door opens into an entrance hall with rooms leading off. The living room is spacious and provides ample space for dining. The kitchen includes numerous cupboards at both floor and eye level, oven/hob with extractor over, built in fridge/freezer and plumbing for washing machine and dishwasher. There are two bedrooms, one a good size double with built in wardrobes and benefits from an en-suite shower room with show cubicle, WC and wash hand basin. Bedroom 2 makes an ideal study/nursery. A bathroom including bath, WC and wash hand basin completes the accommodation.

Further benefits include gas central heating, double glazing and allocated parking.

Location

The property is situated on the outskirts of Heckford Park just a short stroll to Poole Town Centre with excellent transport links to London via bus or train. There is also The Dolphin Shopping Centre, Poole Park & the Lighthouse Theatre within a short walk.

Directions

From the George Roundabout in Poole Town Centre, head out of Poole along Longfleet Road and Nightingale House can be seen on the left hand side.

Property Measurements

- Lounge/Diner - 4.45m (14'7) x 3.41m (11'2)
- Kitchen - 2.31m (7'7) x 1.92m (6'4)
- Bedroom 1 - 3.22m (10'7) x 2.68m (8'10)
- Bedroom 2 - 3.19m (10'6) x 2.39m (7'10)
- Bathroom - 1.94m (6'4) x 1.82m (6')

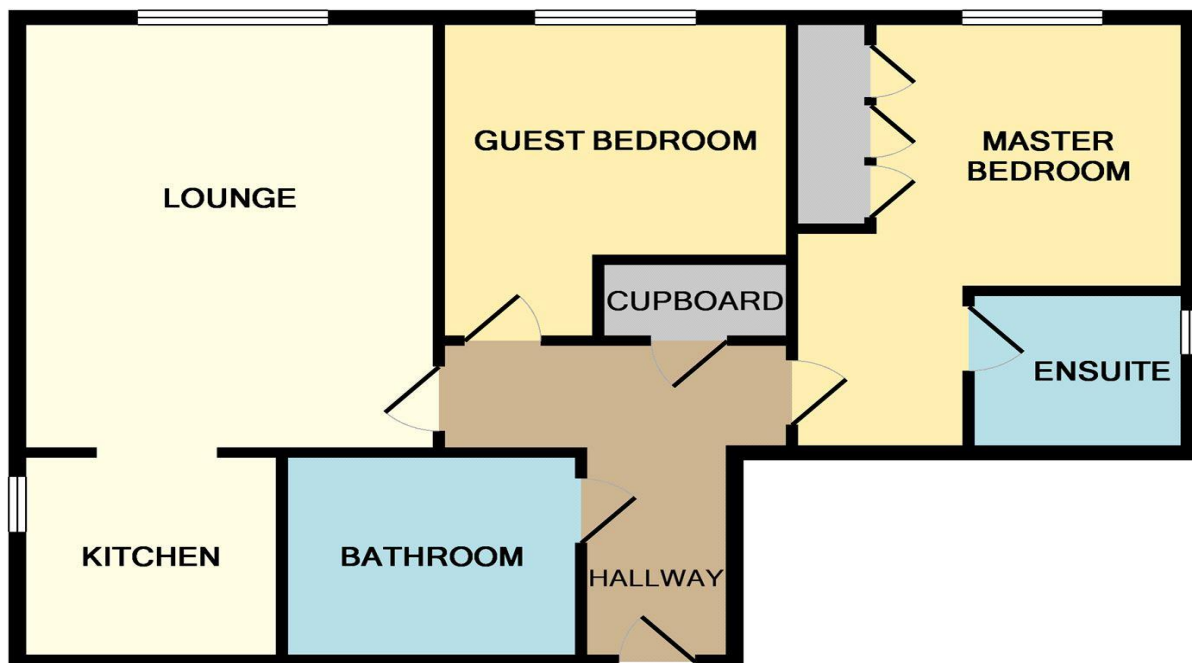
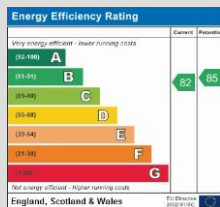


Nightingale House, 35 Longfleet Road, Poole, Dorset BH15 2HL

A GOOD SIZE 2 BEDROOM APARTMENT JUST A STONES THROW FROM POOLE TOWN CENTRE. Offering allocated parking.

- Spacious Lounge/Diner • En-suite to master • Allocated parking • Ideal first time buy or buy to let • View to appreciate

Ref: 859158



This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by James Silverton

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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