



## Flat 1, The Players, 3 Danecourt Road, Poole, BH14 0PR

£1,350

- Two Bedrooms
- Modern Open Plan Living Area
- UPVC Double Glazing
- Part Furnished Or Unfurnished
- Allocated Parking
- Ground Floor Flat
- En-Suite To Bedroom One
- Gas Central Heating
- Private Patio / Courtyard
- Available September



AVAILABLE SEPTEMBER / WELL PRESENTED MODERN GROUND FLOOR APARTMENT SITUATED IN A SOUGHT AFTER POSITION WITH A FEATURE PATIO / COURTYARD AREA >>> Greys Estate Agents are delighted to offer for rent this well presented ground floor flat situated in Danecourt Road in Lower Parkstone, Poole. The property comprises: Two bedrooms, en-suite shower room to bedroom one, good size open plan living area and an additional bathroom. Other benefits include UPVC double glazing, gas central heating, private patio / courtyard area and allocated off road parking.



Council Tax Band:





**OPEN PLAN LIVING AREA**

17'1" x 14'7" (5.21 x 4.47)

**BEDROOM ONE**

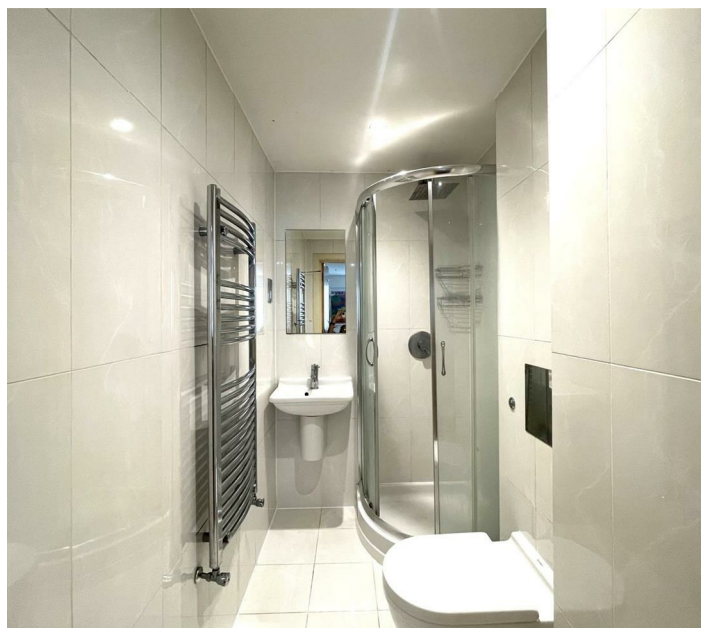
13'6" x 8'6" (4.13 x 2.60)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

9'10" x 6'0" (3.02 x 1.85)

**BATHROOM**



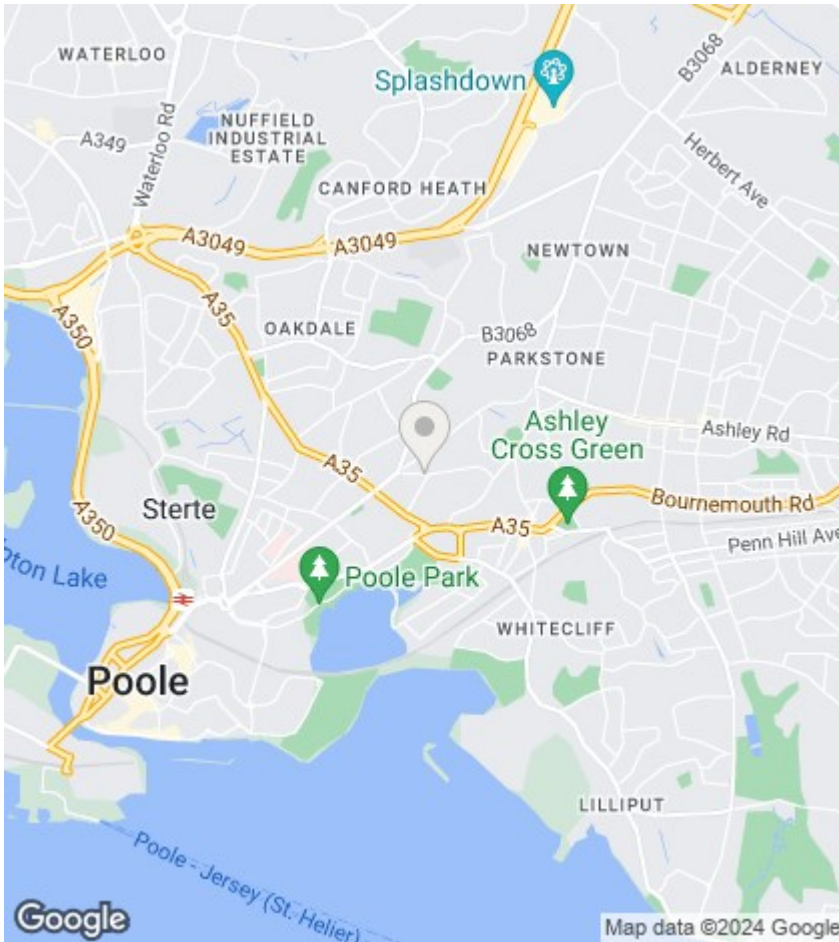












### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

