



Flat 2, 8

Maxwell Road, Canford Cliffs, Poole, BH13 7JB



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



Flat 2, 8

Maxwell Road, Canford Cliffs, Poole, BH13 7JB

Situated in the heart of Canford Cliffs, is this beautifully presented, three-bedroom first floor apartment with garage parking for one small car and private secluded garden, within walking distance to the beach, shops, bars and restaurants.

- Unfurnished
- Garage
- Three Bedrooms
- Secluded Private Garden
- Conservatory
- Modern Kitchen with Integrated Appliances

Local Authority , Tax Band E, Tenure:



Property Comprises

The property boasts three spacious bedrooms, consisting of a generously sized master bedroom with en-suite and a further two bedrooms. Across the landing area, you'll find a modern kitchen with integrated appliances, leading onto a stunning conservatory with direct access down to the garden.

The property also comprises of a light and bright living room, as well as a modern family bathroom and downstairs utility area.

Garage parking can be included for one small car, as well as full use of the enclosed private garden.

The property shall be available on a long-term basis from the 1st September.

EPC Rating - C

Council Tax Band - E

Property Requirements

No Pets

No Smokers

You must be able to pass a credit check to rent this property.

Affordability calculated that annual income exceeds 30 x monthly rental (£63,000)







Key Drummond Properties

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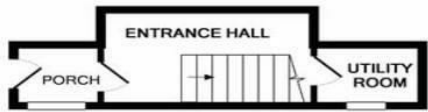
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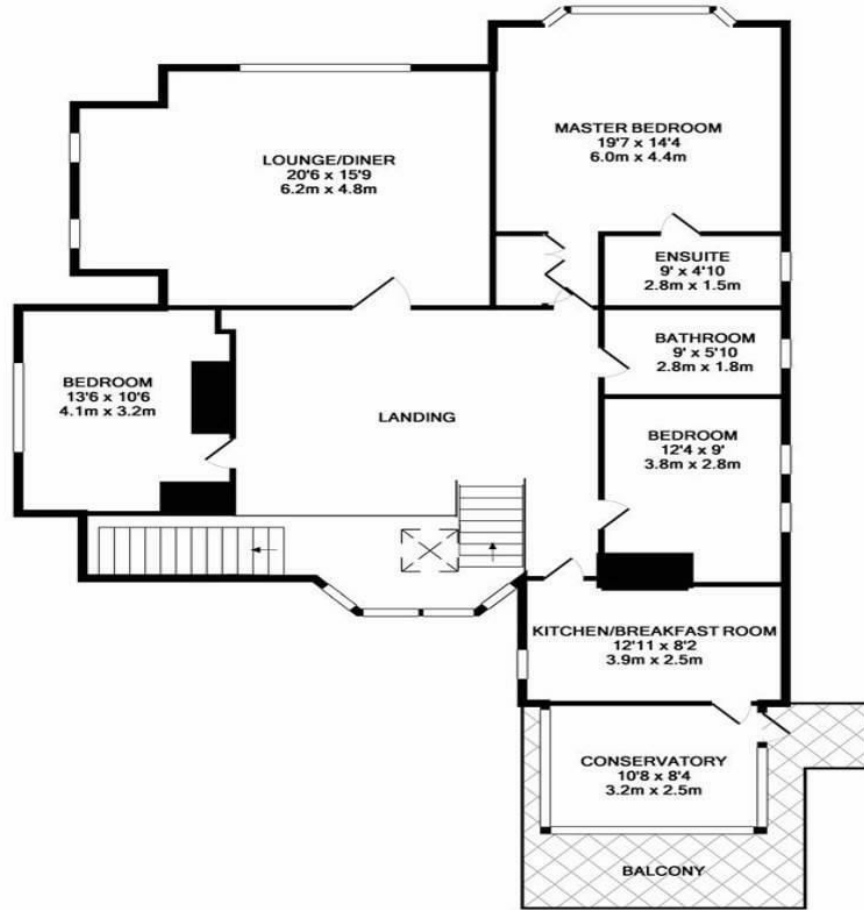
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GROUND FLOOR
APPROX. FLOOR
AREA 104 SQ.FT.
(9.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1417 SQ.FT.
(131.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1521 SQ.FT. (141.3 SQ.M.)

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



01202700888

lettings@keydrummond.com

19 Haven Road, Canford Cliffs, Dorset, BH13 7LE