



Flat 3, 86 Wareham Road, Lytchett Matravers, Poole, Dorset, BH16 6DT

£1,100 Per Calendar Month

- Two Double Bedrooms
- Modern Throughout
- Integral Kitchen Appliances
- UPVC Double Glazing
- Central Village Position
- First Floor Apartment
- Allocated Parking
- Gas Central Heating
- Views Toward The Purbecks
- Available from November

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AVAILABLE FROM NOVEMBER! A modern, well presented first floor apartment situated within a central village position within easy reach of favoured amenities.



2



1



1



B

Council Tax Band: B



Wareham Road

Briefly, the property comprises two double bedrooms, a modern open plan kitchen/living area and main bathroom.

Further benefits include an allocated parking space, gas central heating, UPVC double glazing and far reaching views toward the Purbecks.

The property is available from November and internal viewing is encouraged to avoid disappointment. To arrange, or for further information, please call our Upton office at your earliest convenience!

Open Plan Living/Kitchen

16'01" x 13'00" (4.90m x 3.96m)

Bedroom One

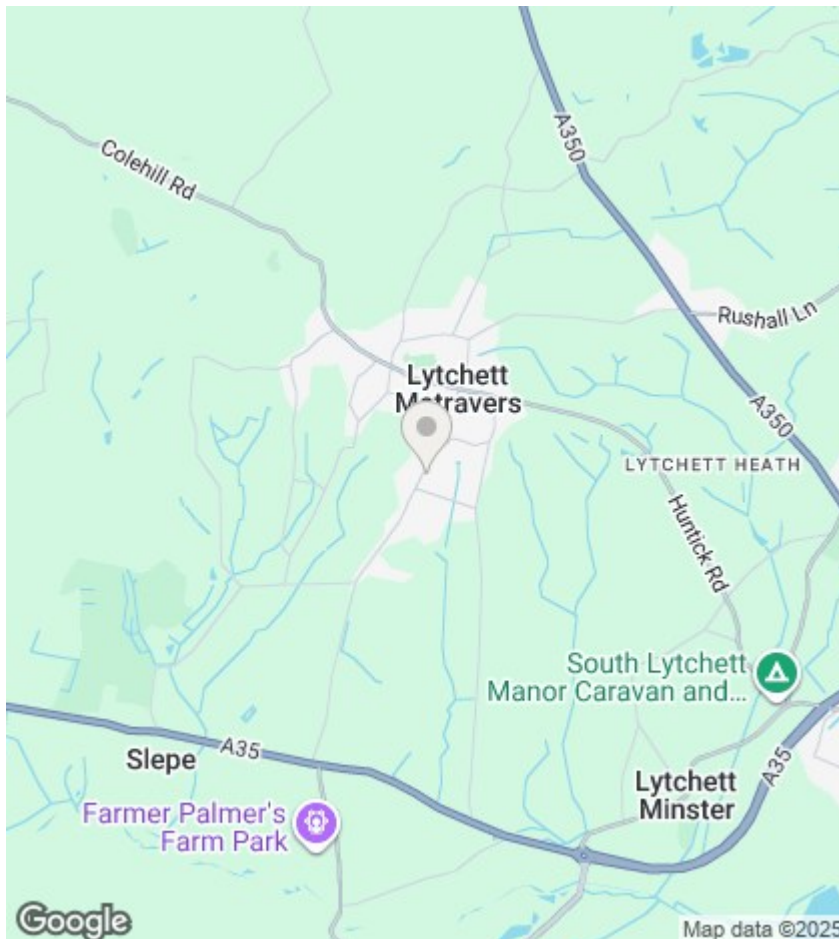
12'06" x 8'04" (3.81m x 2.54m)

Bedroom Two

10'10" x 8'10" (3.30m x 2.69m)

Bathroom

7'06" x 7'06" (2.29m x 2.29m)



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 622101 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

