



Flat 3

Balcombe Road | Poole | BH13 6DX

Offers In The Region Of £595,000



**QSALES &
LETTINGS**

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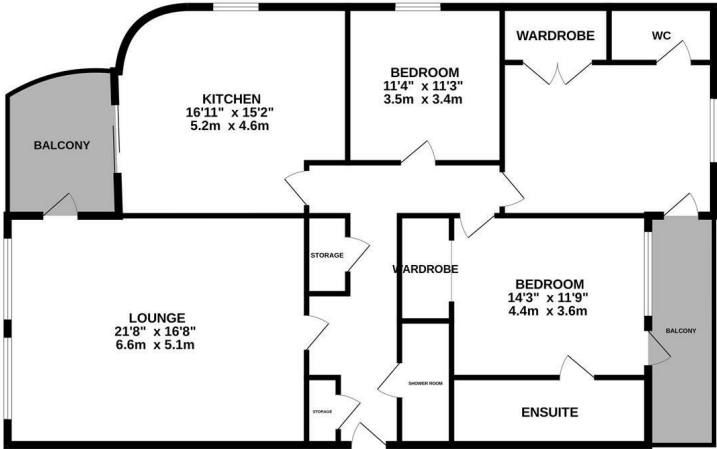
Nestled on Balcombe Road in the Canford Cliffs Area, this contemporary flat offers a delightful blend of comfort and style. The property boasts three well-proportioned double-bedrooms, with two of them including ensuites, making it an ideal choice for families or those seeking extra space.

This property benefits from a large lounge, which invites natural light and creates a warm, welcoming atmosphere for relaxation and entertaining. The lounge also leads on to the spacious, sunny balcony.

The master bedroom features an en-suite bathroom with installed shower, as well as separate bath. The bedroom also boasts a large walk in wardrobe.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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