



42 AQUA  
POOLE  
Dorset, BH15 1LS

£1,350  
PER CALENDAR MONTH

[goadsby.com](https://goadsby.com)

# APARTMENT WITH PARKING, BALCONY & STUNNING SEA VIEWS

- Two Bedroom Apartment
- Fantastic Sea Views
- Two Bathrooms
- One Secure Allocated Parking Space
- EPC Rating: Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		Current	Potential



Reference: 276598

Deposit Amount: £1,609.61

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Allocated Parking Space

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

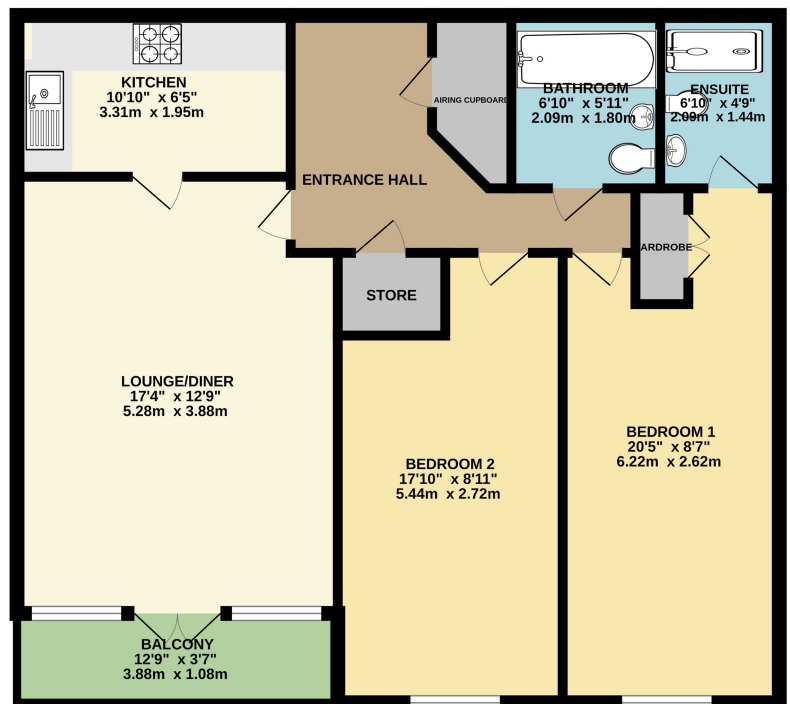
Broadband: Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Mobile Signal: Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Flood Risk: High. For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Modern third floor apartment in the popular Aqua Development. The property is offered on an unfurnished basis and boasts spectacular sea views from the lounge and both bedrooms. The property also benefits from a private balcony, allocated parking, two bathrooms and spacious lounge. Please note, there is currently scaffolding erected around the building.

## GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2024

### 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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