



FLAT 35 CHURCHFIELD COURT  
POOLE PARK  
Dorset, BH15 2NY

£1,300  
PER CALENDAR MONTH

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

# A TOP FLOOR APARTMENT OFFERING PARKING & BALCONY WITH VIEWS

- Balcony Views Over Poole Park
- Available Unfurnished
- Two Double Bedrooms
- Parking Available
- EPC Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	76
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Reference: 1141609

**Deposit Amount:** £1,500

**Council Tax:** Band E

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** Permit Parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

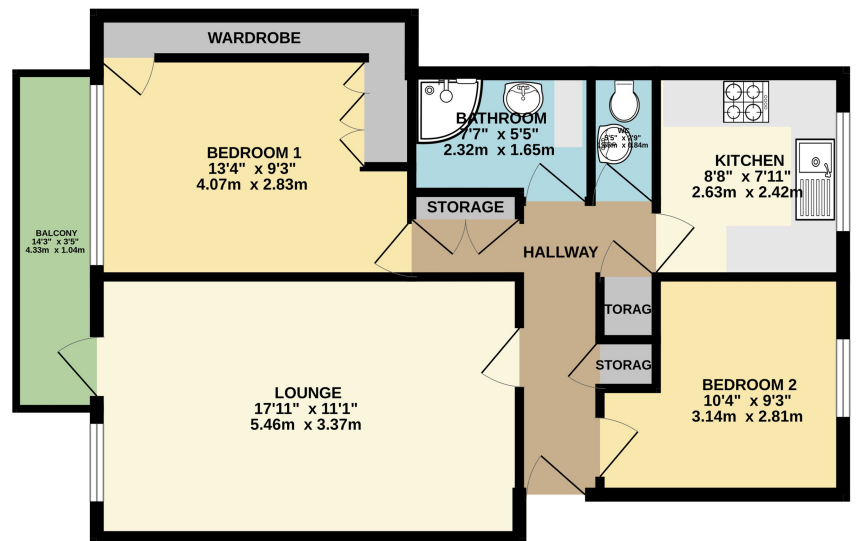
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

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

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

This two double bedroom top floor apartment is situated within close proximity to Poole Park, Poole Hospital and Poole Town Centre. The property is offered on an unfurnished basis and benefits include a separate WC, balcony with views across Poole Park, parking and use of the garage.

## GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix 02024

### 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.

**Goadsby & Harding (Residential) Ltd**

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 686555  
poole@goadsby.com

245 High Street North  
Poole, Dorset  
BH15 1DX