



FLAT 2
POOLE
Dorset, BH15 1QD

£1,050 PCM

goadsby.com

A SPACIOUS GROUND FLOOR APARTMENT WITH COURTYARD GARDEN IN POOLE TOWN CENTRE

- Ground Floor Flat
- Two Bedrooms, Two Bathrooms
- Private Courtyard Garden
- Offered Unfurnished
- EPC Rating: Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	EU Directive

Reference: 1147131

Deposit Amount: £1,211.53

Council Tax Band: B

Furnishing: Unfurnished

Heating Type: Gas Central Heating

Parking: No Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

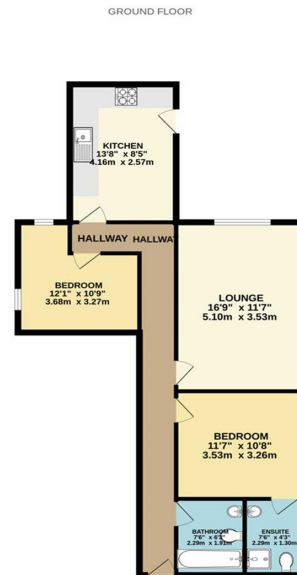
Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

This spacious ground floor apartment is situated in Poole Town Centre within walking distance of Poole Quay and Old Town Poole offering local shops, amenities and good transport links. The property offers two double bedrooms, en suite shower room plus family bathroom along with a private courtyard garden.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metaphor C2024

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