



15 SANDPIPER HOUSE
HAMWORTHY
Dorset, BH15 4GE

£1,100 PCM

goadsby.com

WELL PRESENTED TWO BEDROOM APARTMENT WITH SECURE UNDERGROUND PARKING.

- Two Bedroom Apartment with Balcony
- Unfurnished with White Goods
- Two Allocated Parking Spaces
- Close to Poole Quay
- EPC Rating: Band B

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
Current		
Potential		
82		
83		

Reference: 327075

Deposit Amount: £1,269.23

Council Tax Band: C

Furnishing: Unfurnished

Heating Type: Gas Central Heating

Parking: Allocated parking for two cars

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

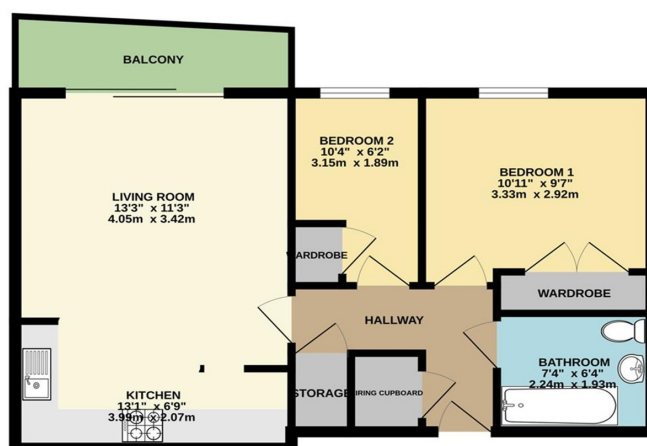
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This well presented two bedroom third floor apartment is located in the popular Harbour Reach development in Hamworthy within walking distance to Hamworthy Park and Poole Quay. The property is offered unfurnished with white goods and benefits from two secure allocated parking spaces.

Please note that there is currently extensive building work being carried out to the exterior of the building meaning that there is scaffolding surrounding until at least September 2025. EWS1 scaffolding and associated remedial works to replace cladding therefore, will be some disruption along with limited access to the balcony area during this time.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE.
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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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