



**FLAT 11 CHINE COURT**  
LOWER PARKSTONE, POOLE  
Dorset, BH14 8SF

£1,200 PCM

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



# SPACIOUS APARTMENT WITH PARKING AND LOCATED WITHIN WALKING DISTANCE OF ASHLEY CROSS

- Two Bedroom Apartment
- Two Bathrooms & Balcony
- Allocated Parking
- Offered Unfurnished
- EPC Rating: Band C

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		



Reference: 1156914

**Deposit Amount:** £1,384.61

**Council Tax Band:** D

**Furnishing:** Unfurnished

**Heating Type:** Electric Storage Heaters

**Parking:** Allocated parking for one car

**Utilities:**

Mains Supply Electricity (No Gas)  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

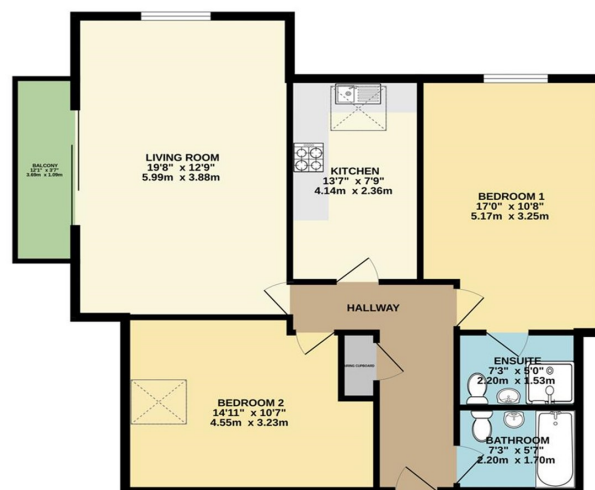
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

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

**Flood Risk:** 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 flat is situated within the popular location of Lower Parkstone with easy access to Ashley Cross offering an array of cafes, shops, bars and local amenities and Parkstone train station. The property is spacious and neutral throughout and benefits from two bathrooms and allocated parking. The property will be re-decorated throughout before the start of a tenancy and is offered on an unfurnished basis.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Please refer to the property details.

## 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