



FLAT 1  
HECKFORD PARK  
Dorset, BH15 2NA

£1,050 PCM

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# A SPACIOUS GROUND FLOOR GARDEN FLAT IN HECKFORD PARK WITH GARAGE

- Spacious Ground Floor Flat
- One Bedroom
- Courtyard Garden & Garage
- Offered Unfurnished
- EPC Rating: Band D



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

Reference: 1088974

**Deposit Amount:** £1,211.53

**Council Tax Band:** B

**Furnishing:** Unfurnished

**Heating Type:** Gas Central Heating

**Parking:** Garage

**Utilities:**

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

**Drainage:** Mains Supply Drainage

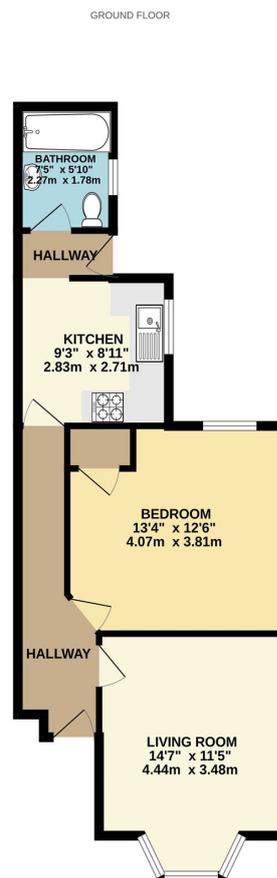
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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](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)

This bright and spacious one bedroom ground floor flat is situated in popular Heckford Park within walking distance of Poole Hospital and Poole Town Centre. The property is offered on an unfurnished basis and benefits from courtyard garden and garage at the rear.

\*Please note the marketing photos for this property were taken before the current tenancy commenced in 2023\*



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.

**Goadsby & Harding (Residential) Ltd**

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