



GROUND FLOOR FLAT

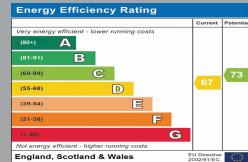
POOLE  
Dorset, BH14 0RL



£895 PCM

# A SPACIOUS ONE BEDROOM GROUND FLOOR FLAT WITH PARKING

- One Bedroom Ground Floor Flat
- Offered Part-furnished
- Off Road Parking Space
- Additional £75 PCM For Gas & Water Rates
- EPC Rating: Band D



Reference: 1160337

**Deposit Amount:** £1,032.69

**Council Tax Band:** A

**Furnishing:** Part-furnished

**Heating Type:** Gas Central Heating boiler

**Parking:** Off Road Parking Space

## Utilities:

Mains Supply Gas and Electric  
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 spacious one bedroom ground floor flat is located within close proximity to Poole Hospital and good transport links. The property is offered on a part-furnished basis and benefits from off road parking and shared garden.

Please note an additional £75pcm for Gas and Water rates due taking the total monthly rent to £970pcm.

GROUND FLOOR



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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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