



£975 Per Month

Flat 40 Vespasian East Quay Road, Poole, BH15 1HJ

[www.quayliving.co.uk](http://www.quayliving.co.uk)





Quay Living are delighted to offer this spacious third floor one bedroom apartment in the new Vespasian development. Situated directly on Poole Quay next to an array of local amenities including bars, shops, cafes and restaurants.

This spacious apartment offers a dual aspect open plan kitchen, living and dining room with side views of the Quay. Stylish kitchen includes integrated appliances to include a fridge freezer, dishwasher, oven, hob and washer dryer. Quality wood flooring throughout the apartment with the bedroom being complemented by a plush cream carpet and being of a good size. Modern tiled bathroom suite offers a bath with shower over, WC and vanity unit with heated towel rail. Hallway storage and modern video entry system.

Offered on a furnished or unfurnished basis the landlord is flexible. The apartment is available now for long let.

Parking if required is available on a permit basis in the neighbouring public multi-storey car parks (at tenant expense).

Call or email Quay Living for your appointment to view!!

Council Tax C

EPC B





# Apartment 40



Living / Kitchen / Dining  
29'2" x 9'10" (8.9m x 3.0m)  
Bedroom 1  
13'8" x 9'6" (4.8m x 2.9m)  
Bathroom  
6'2" x 5'10" (1.9m x 1.8m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



01202 683444  
Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG  
[www.quayliving.co.uk](http://www.quayliving.co.uk)

