



FLAT 11 WESTOVER HOUSE

POOLE

Dorset, BH15 1FF

£1,250 PCM

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MODERN TWO BEDROOM APARTMENT ON WEST QUAY ROAD

- Two Bedroom Second Floor Apartment
- Unfurnished with White Goods
- Two Bathrooms
- Parking Available at Additional £50PCM
- EPC Rating: Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 1131439

Deposit Amount: £1,442.30

Council Tax Band: C

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Optional parking for additional £50PCM

Utilities:
Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

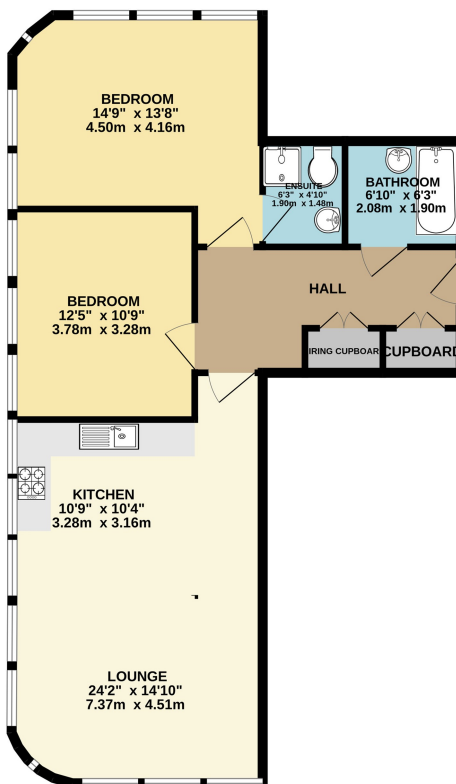
Mobile Signal: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

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

This spacious property is available unfurnished with white goods and benefits from two double bedrooms, ensuite shower room plus family bathroom. Please note the rent includes water rates and parking is available for an additional £50pcm.

Please note the marketing photos for this property were taken before the current tenancy commenced in 2024

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metroplan 6/2024

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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