



52 FORTESCUE ROAD

PARKSTONE
Dorset, BH12 2LJ

£1,100 PCM

goadsby.com

A WELL PRESENTED & MODERN TWO BEDROOM GROUND FLOOR FLAT.

- Modern Ground Floor Apartment
- Two Bedrooms
- Parking & Garden
- 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)	56	76
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England, Scotland & Wales

Reference: 825059

Deposit Amount: £1,269.23

Council Tax Band: B

Furnishing: Un- Furnished

Heating Type: Gas central heating

Parking: Parking permit available

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

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

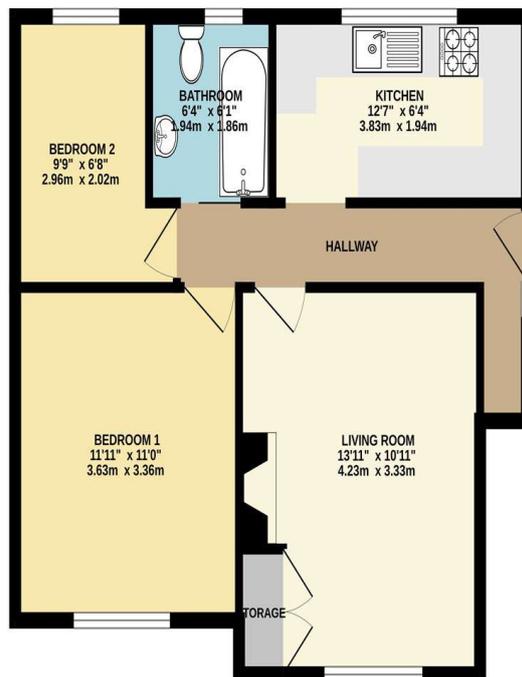
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

This bright and modern two bedroom ground floor flat is offered with modern kitchen and bathroom and is tastefully decorated throughout in neutral colours. The property is offered on an unfurnished basis and benefits from one parking space.

Photos taken before current tenancy in 2024

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropo C2024

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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