



FLAT 21, BROCK COURT  
VERWOOD  
Dorset, BH31 7AY



£1,100 PCM

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# A TWO BEDROOM, TOP FLOOR FLAT WITH ALLOCATED PARKING.

- Two bedroom flat
- Allocated parking
- Close to Town Centre
- Well presented
- EPC Rating Band C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Reference: 1190167

**Deposit Amount:** £1269.23

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** Allocated Parking Space

**Utilities:**

Mains Supply Electricity  
No 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)

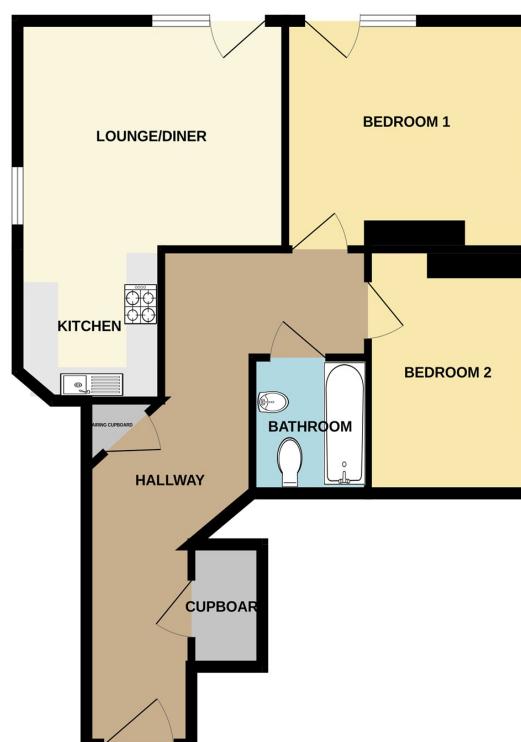


A well-presented two-bedroom top-floor flat offering bright and airy accommodation throughout. Finished in neutral décor, the property is clean, modern, and ready for immediate occupation.

The accommodation comprises a light-filled living area, a fitted kitchen, two well-proportioned bedrooms, and a bathroom with a shower over the bath.

Conveniently located close to Verwood town centre, the flat offers easy access to local shops, amenities and transport links.

GROUND FLOOR



## 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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