



Flat 4, 17 Jefferson Avenue, Hamworthy, Poole, BH15 4FN

**£995 Per Calendar Month**

- First Floor Apartment
- Lift Serviced Block
- Modern Finish
- Sought After Development
- Central Heating
- One Double Bedroom
- Allocated Parking Space
- Well Appointed Kitchen
- Close to Train Links
- AVAILABLE FROM APRIL!



# 17 Jefferson Avenue, Poole BH15 4FN

AVAILABLE FROM APRIL! This immaculately presented, first floor apartment with **ALLOCATED PARKING** is situated within a sought after modern development close to Poole Quay.



1



1



1



B

Council Tax Band: B



## JEFFERSON AVENUE

The modern accommodation comprises one double bedroom, open plan living area with a well appointed kitchen and separate bathroom. Further benefits include an allocated parking space, further visitors spaces on a first come first served basis, utility cupboard, central heating and UPVC double glazing. The property is available from April and internal viewing is encouraged at your earliest convenience - call us to arrange!

## KITCHEN/LIVING ROOM

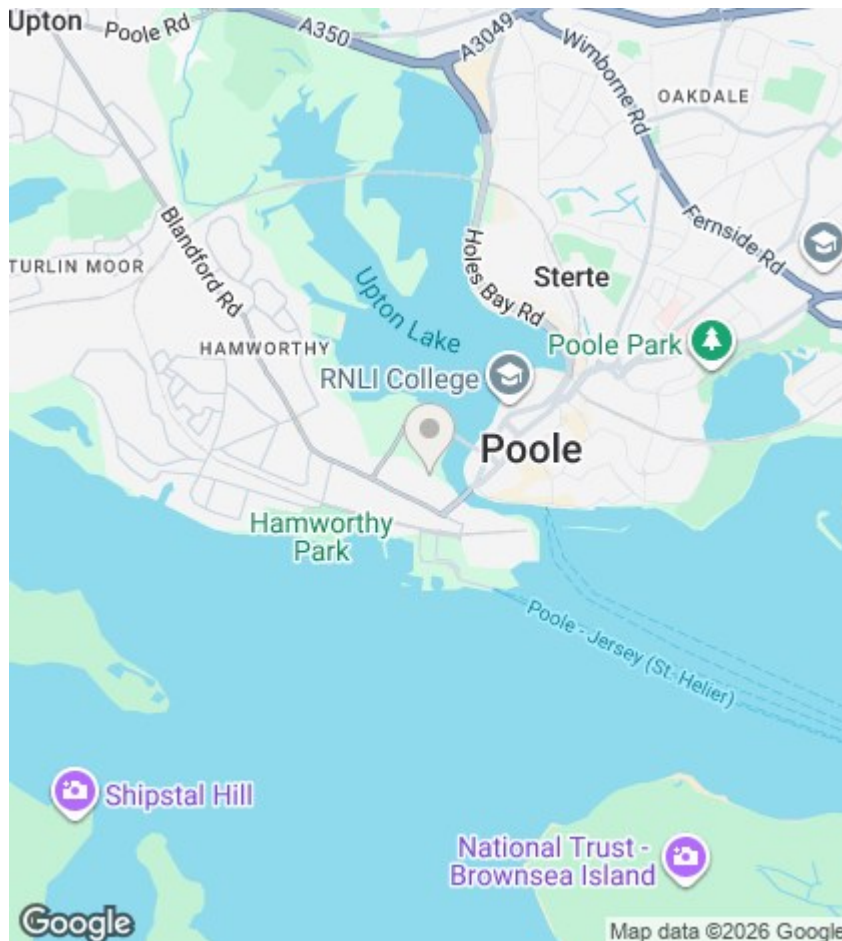
23'6" x 9'5" (7.16 x 2.87)

## BEDROOM

16'3" x 10'11" (4.95 x 3.33)

## BATHROOM

7'3" x 6'10" (2.21 x 2.08)



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

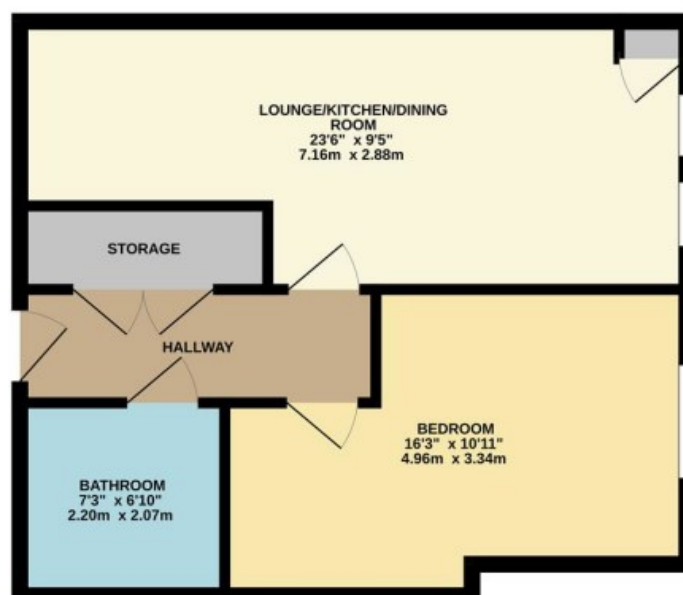
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA - 467 sq.ft. (43.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with SketchUp 2023