



£1,450 PCM

Aqua, Lifeboat Quay, Poole

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



Quay Living Estate Agents are delighted to offer this bright and spacious WATERFRONT APARTMENT with TWO BALCONIES overlooking Hole's Bay. Situated in the prestigious Aqua Development on the second floor, within walking distance to Poole Town with all its amenities and transport links.

The accommodation comprises of an open plan lounge/ diner, separate fitted kitchen with integrated appliances. Two double bedrooms, with the master bedroom benefiting from fitted wardrobes and en-suite shower. There is also a further family bathroom with shower over bath

The property is offered on an unfurnished basis with allocated parking in a secure gated car park and is available from the 8th of August.

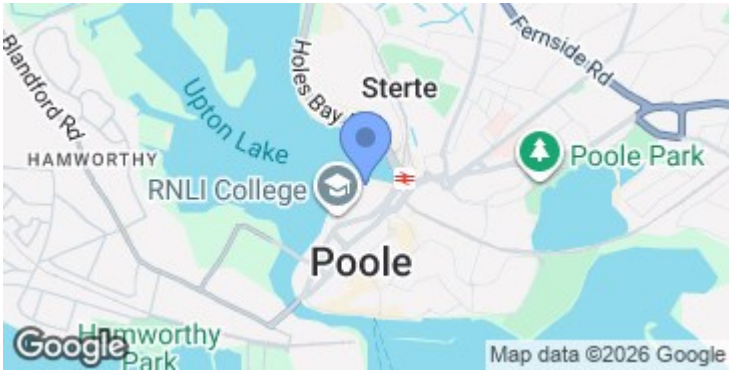
Please call or email Quay Living Estate Agents for your appointment to View!!

EPC - D

Council Tax - D







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



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