



Auburn Mansions | 94 Princess Road | Poole | BH12 1BW

£995 Per Month



**QSALES &
LETTINGS**

Auburn Mansions | 94 Princess Road Poole | BH12 1BW £995 Per Month

A well-presented two-bedroom first-floor flat ideally located close to Westbourne.

PROPERTY IS CURRENTLY BEING RECARPETED IN THE BEDROOMS AND NEW VINYL IN THE KITCHEN.

The property features a spacious kitchen with ample room for white goods, and two generously sized bedrooms, including a master bedroom with fitted wardrobes.

The bright lounge benefits from sliding doors leading onto a private balcony overlooking the communal gardens.

- A well-presented two-bedroom first-floor flat ideally located close to Westbourne.
- Two generously sized bedrooms, including a master bedroom with fitted wardrobes.
- Hallway storage cupboard and a versatile storage room that can be used as a home office.
- THIS APARTMENT IS ONLY AVAILABLE FOR A MAXIMUM OF 2 YEARS.
- Good sized kitchen with white goods
- Private balcony overlooking the communal gardens
- Single Garage
- EPC: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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