



FLAT 1

CHARMINSTER
Dorset, BH8 8QH



£1,450 PCM

goadsby.com

SPLIT LEVEL THREE BEDROOM APARTMENT WITH GARDEN IN CHARMINSTER

- Three Bedroom Apartment
- Offered Unfurnished
- Private Garden
- Ad Hoc Residents Parking
- EPC Rating - Band E

Energy Efficiency Rating		
Rating	Current	Potential
<small>Rating is an estimate based on lower running costs.</small>		
A		
B		
C		
D		
E		
F		
G		
<small>Rating is an estimate based on higher running costs.</small>		
England & Wales		
<small>EU Directive 2002/91/EC</small>		



Reference: 640136

Deposit Amount: £1673.07

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Ad-Hoc Parking

Utilities:

Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

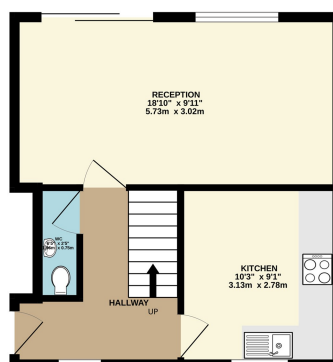
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

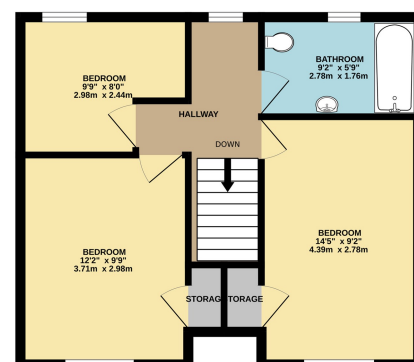
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

This three bedroom split level apartment is located on St Leonards Road in Charminster. Accessed on the ground floor, there is the kitchen, a W/C and a large reception which leads onto the private garden at the rear. Upstairs are three double bedrooms, two of which have some built in storage. All bedrooms are serviced by a family bathroom on the first floor with shower over bath. There is parking at the front of the building, this is ad-hoc and on a first come first served basis.

GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metroplan ©2025

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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