



£1,525 PCM

Balston Terrace, West Street, Poole

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



Quay Living are delighted to offer this attractive Victorian terraced property offering 3 bedrooms, 2 bathrooms and a generous rear garden in a great central Poole location. With two reception rooms on the ground floor and a kitchen to the rear, this property would ideally suit a young family. On the first floor there are two double bedrooms and a third child's room. There is an en-suite shower room off the main bedroom. The private rear garden is a good size, with an open aspect patio off the kitchen and lawn beyond. There is an externally-accessed laundry room, plumbed for a washing machine.

Permit on street parking is available at tenant expense.

Offered unfurnished & available from 12th of August!!

EPC D

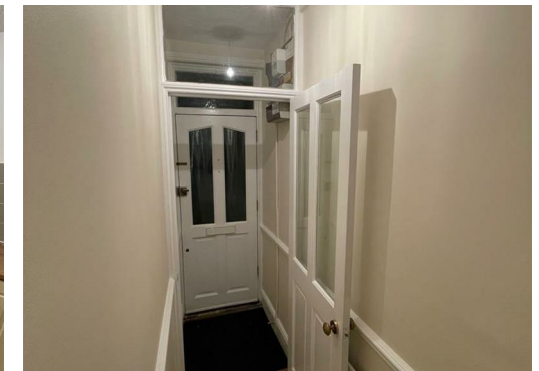
Council Tax C







| 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 |   |         |           |
| <b>England &amp; Wales</b>                  |   | 57      | 75        |
| 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.



01202 683444  
 Orchard Plaza, 41 High Street  
 Poole, Dorset, BH15 1EG  
[www.quayliving.co.uk](http://www.quayliving.co.uk)

