

TO LET

Flat 1, 5 Cavendish Court, Brudenell
Road, Poole, Dorset BH13 7NN



PHILIPPA SOLE



£3,250 pcm

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250m to Waters Edge

Unfurnished

Communal Gardens

Secure Underground parking space

Exclusive Development

Private Patio

2235 sqft

Long Term Let

Council tax band G - £3413.73

About this property

Beautifully spacious and elegant three double bedroom, three bathroom ground floor apartment with private patio, gated entrance and secure underground parking for 2 vehicles. Offered unfurnished for long term let. Pets not allowed. 250m to the waters edge.

Located in an exclusive development of just 3 apartments, this well presented three double bedroom three bathroom garden apartment enjoys spacious accommodation extending to 2235 sqft.

The large living room overlooks the private patio and communal gardens, enjoying the last of the evening sun with it's south westerly aspect. A modern fitted kitchen is complemented by a central island and corian worktops with integral high end appliances and separate utility room.

The impressive principle suite has a concealed dressing room providing ample storage, leading to the opulent en-suite bathroom.

Bedroom two also has an en-suite shower room. In addition there is a third bedroom and family shower room.

Accessed via the lift is the secured allocated parking space.

Location

Located in a prestigious road just 250m from the harbour's edge and Luscombe Valley nature reserve and only 700m from the award-winning blue flag Sandbanks beach. Bars and restaurants can be found within 1/4 mile at Canford Cliffs and Lilliput. Branksome train station offers a direct line into London Waterloo in under 2 hours.





Approximate Area = 207.6 sqm / 2235 sqft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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