



Approach Road, Lower Parkstone, Poole BH14 8BH

About the Property

The apartment offers a spacious and inviting lounge, featuring two rear-facing windows that allow for plenty of natural light. The lounge flows into a fitted kitchen, providing both functionality and convenience for daily living.

One of the two bedrooms is a comfortable double, complete with built-in wardrobes and an en-suite shower room, offering a private and practical lifestyle. The second bedroom is a single, ideal for use as a guest room or home office, providing versatile living space for a variety of needs.

The property also includes a well-appointed family bathroom, which comes with a shower over the bath, offering the perfect balance of relaxation and practicality. The apartment benefits from double glazing throughout, ensuring a comfortable living environment with good insulation.

Additionally, there is the added convenience of an allocated off-road parking space, ensuring secure and easy access to the property at all times. This feature, along with the overall modern layout, makes the flat an ideal choice for those seeking a comfortable and well-equipped home. The property is available unfurnished, making it a great option for those looking to move into a long-term rental.

Council tax Band: B

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): First floor

Unavailable to pets

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Key Features

- Two bedrooms and two bathrooms
- Kitchen with fitted appliances
- Spacious lounge
- Ensuite shower room to principal bedroom
- Gas central heating

FIRST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.

MAYS
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	