

TO LET

Flat 2, 1 Ferryman, Brownsea Road,  
Poole, Dorset BH13 7QW



PHILIPPA SOLE





£2,000 pcm

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Balcony

Sandbanks location

Two double bedroom, first floor apartment

Ensuite & family bathroom

Covered parking space

Open plan kitchen / dining / living

BH13 Location

Council Tax Band F- £3,102.30 BCP Council

## About this property

Available from the beginning of June. This is a modern two double bedroom, two bath/shower rooms, first floor apartment. Situated on a quiet road on the famous Sandbanks peninsular, a short walk to the stunning beaches. The property benefits from a gated entrance, private balcony and parking space.

Two bedroom first floor apartment, one en-suite in a purpose built block of only 4 apartments. The property benefits from a family bathroom and ensuite off the master. The open plan lounge/ kitchen area has a side balcony with sea glimpses. The property benefits from a gated entrance and parking space. Immaculate presentation throughout and both bedrooms have fitted wardrobes.

Offered on a part-furnished basis. Unfortunately, this property does not allow pets.

## Location

Living in Sandbanks, Poole, offers a luxurious coastal lifestyle characterized by stunning beaches, high-end real estate, and proximity to diverse amenities. Residents enjoy access to beautiful, Blue Flag-awarded beaches, water sports, and sailing opportunities. The area boasts upscale properties with breathtaking sea views, while nearby Poole provides shops, restaurants, and cultural attractions. The natural beauty of Poole Harbour, the English Channel, and the nearby Jurassic Coast enriches the living experience.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	79	81
(69-80)	C		
(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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