



58 Downland Place Adastral Road, Canford Heath, Poole, Dorset BH17 8SN

£950 pcm

Discover this charming one-bedroom apartment nestled in the desirable Canford Heath area, offering a perfect blend of comfort and convenience. Ideally positioned in a great location, this property provides easy access to local amenities, excellent transport links, and beautiful green spaces, making it an ideal home for professionals, couples, or anyone looking for a well-connected yet peaceful living environment.

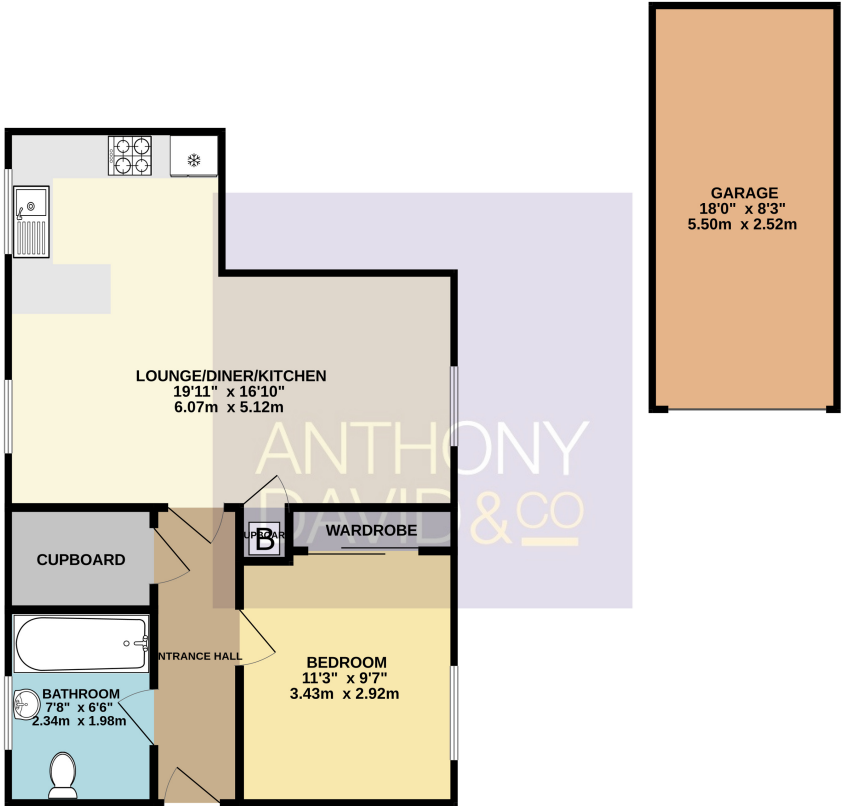
This unfurnished apartment boasts a warm air heating system ensuring cozy living throughout the colder months. The property is available now, allowing you to move in and start enjoying your new home without delay. Bright and airy, the UPVC double glazing throughout guarantees energy efficiency and sound insulation, creating a tranquil retreat from the hustle and bustle.

The heart of the home is the open plan kitchen and family room which seamlessly combines practicality with style. Equipped with white goods included, this space features a modern breakfast bar perfect for casual dining and entertaining. Whether you're

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**ANTHONY
DAVID & CO**

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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. This plan 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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Open Plan Kitchen/Lounge 6.07m x 5.13m (19' 11" x 16' 10")

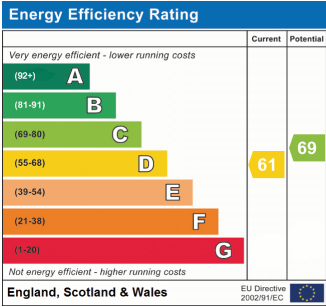
Bedroom 4.01m x 2.92m (13' 2" x 9' 7")

Bathroom 2.34m x 1.98m (7' 8" x 6' 6")

Garage 5.49m x 2.44m (18' 0" x 8' 0")

Parking Communal

Council Tax - Band A



Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.