

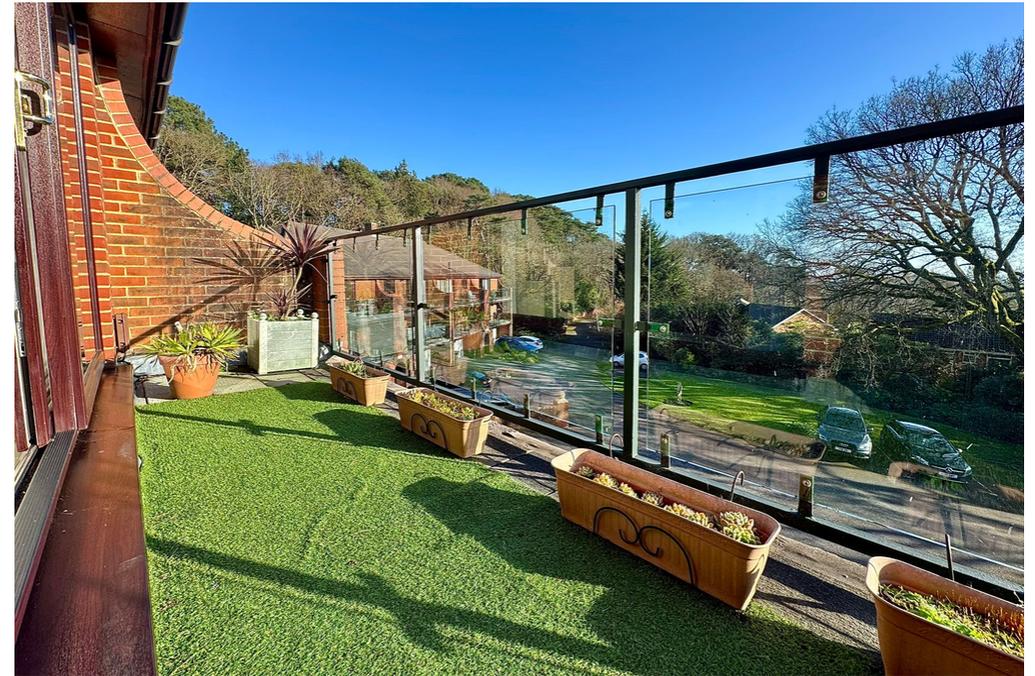


Poole BH14 0PY



## Property Summary

We are delighted to present this charming two-bedroom second-floor flat, conveniently located for easy access between Poole and Bournemouth. Ideal for professionals or those commuting between these two popular towns, the property offers a comfortable and practical living space with all the essentials for modern living.



## Key Features

- Two bedroom apartment
- Two bathrooms (one en-suite)
- Bright & spacious living area
- Separate kitchen
- Garage & allocated parking space in front
- Private balcony with far reaching tree top views
- Close to amenities and regular bus routes
- Situated in a popular location
- Generous accommodation
- Furnished



## About the Property

The accommodation begins with a welcoming communal entrance hall, complete with a security phone entry system. Upon entering the flat, you'll find a well-equipped kitchen, featuring an electric cooker, gas hob, and under-counter fridge. The generous sitting room offers plenty of natural light, creating a bright and airy atmosphere, and the addition of patio doors leading to a large private balcony adds to the appeal of the space, providing a wonderful spot to relax outdoors.

The master bedroom is spacious and includes the added benefit of an en-suite shower room, ensuring privacy and convenience. A second, good-sized single bedroom offers flexibility for a guest room, home office, or additional bedroom. The bathroom is fitted with a shower over the bath, providing added convenience. This flat is an ideal choice for those looking for a functional layout with practical amenities.

Additional features of this property include allocated parking for one car and a single garage, offering secure off-road parking and extra storage space. With its well-maintained features and convenient location, this flat would be perfect for a single professional or a couple seeking a comfortable and low-maintenance home.

Council tax Band: C

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): 2nd floor

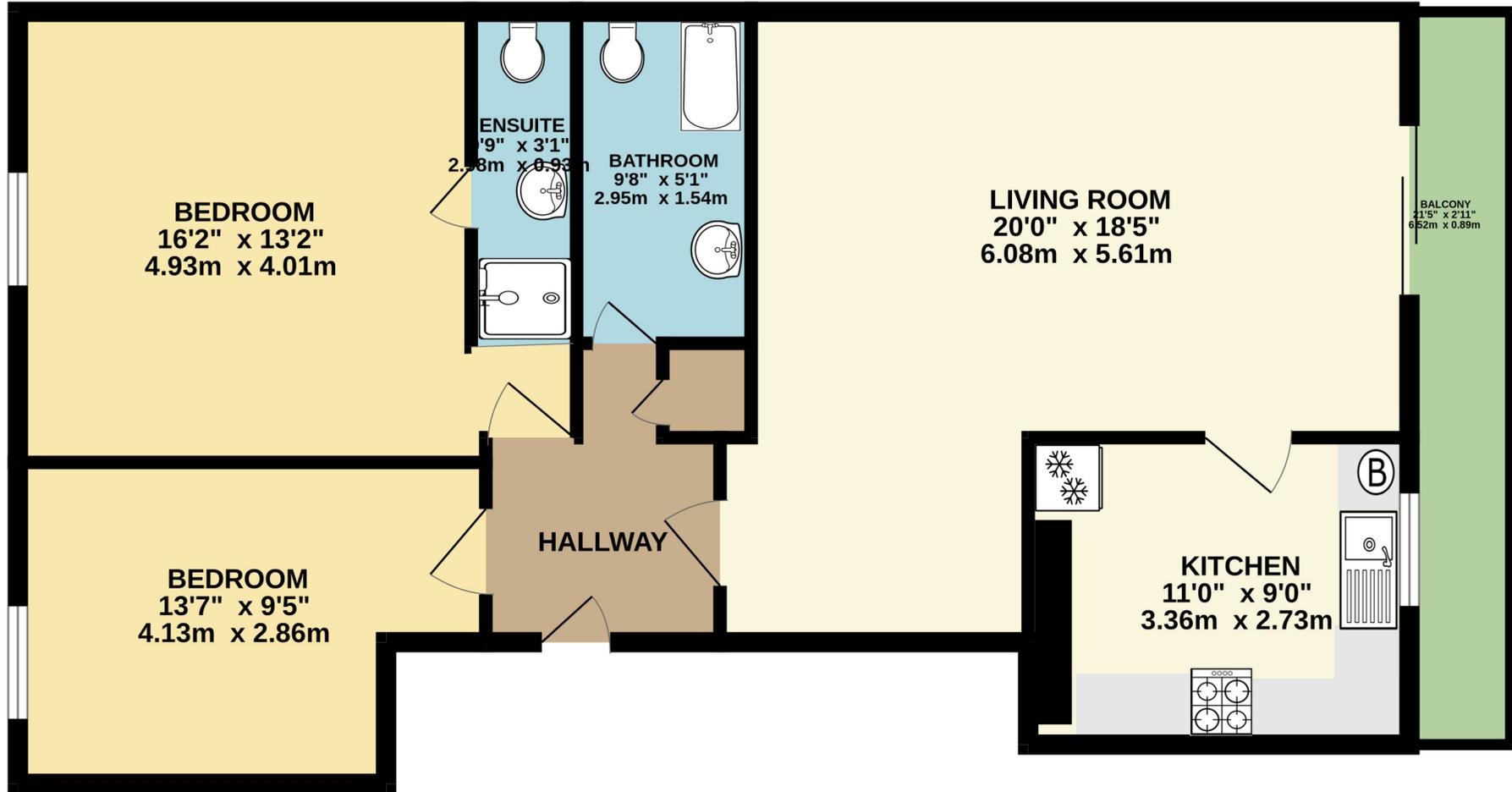
Unavailable for pets

Mays Residential Lettings are members of ARLA Propertymark.



# GROUND FLOOR

812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

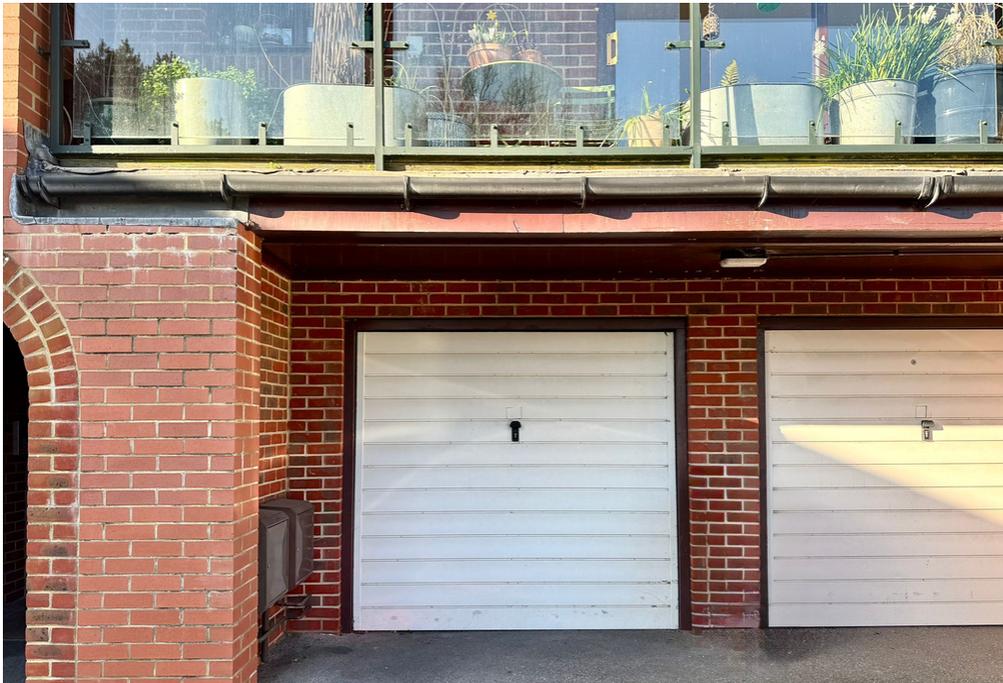
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## About the Location

Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. It also offers great connections with its main rail links to Southampton and London, as well as the ferry crossings to the continent, whilst Bournemouth International Airport maintains any international business links you might require.

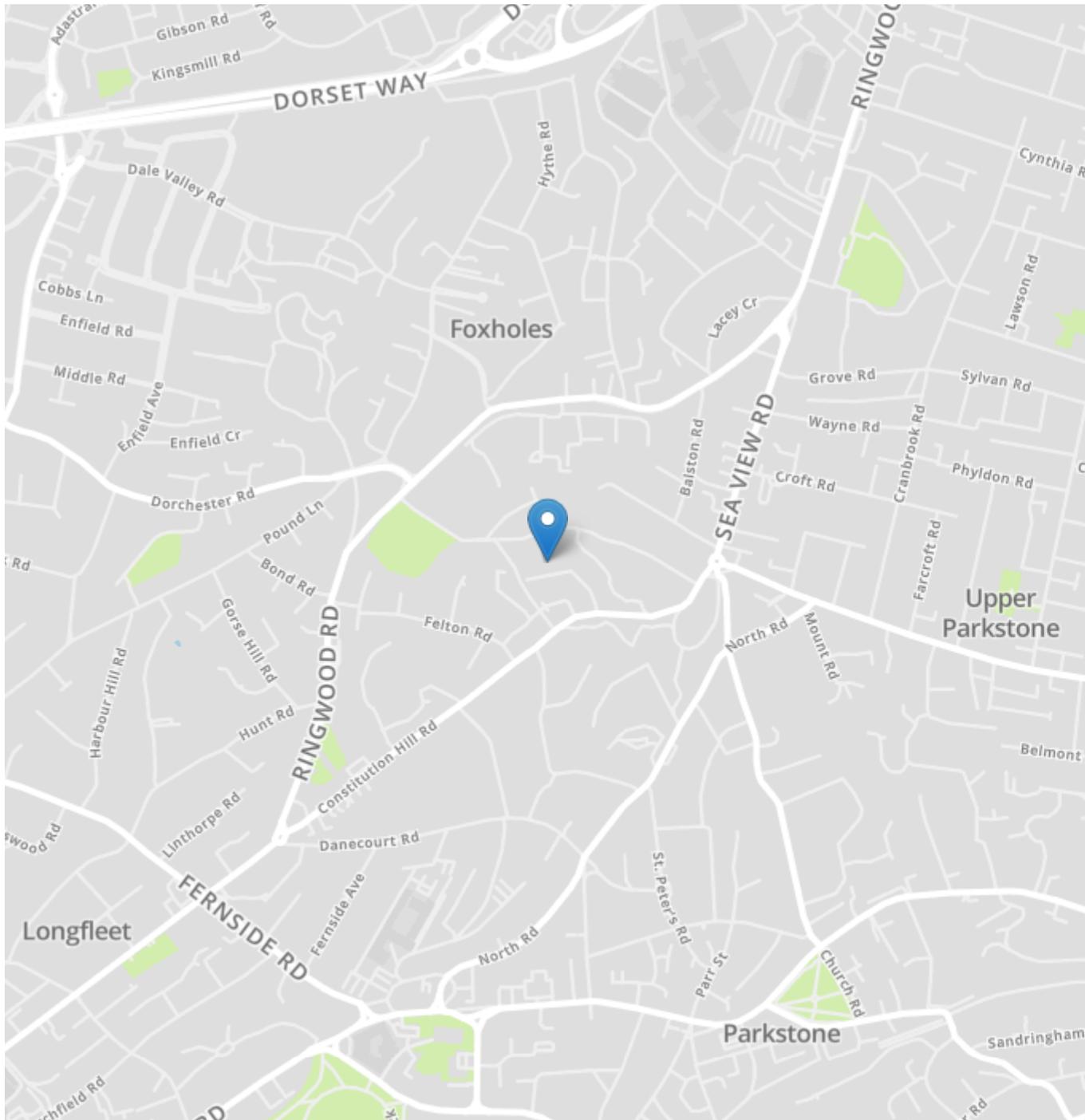


## About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

### Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

### Mays Estate Agents - LETTINGS

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# MAYS

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