



Banks Road, Poole BH13 7QJ

About the Property

The accommodation comprises a large, fully fitted studio room, a separate high-quality kitchen featuring a gas hob, electric oven, dishwasher, and breakfast bar, as well as a stylish shower room. Additional practical benefits include access to a communal utility and boiler room, perfect for drying clothes.

The property also offers beautiful, shared front and rear gardens with seating areas, providing stunning views of Old Harry Rocks and the Purbecks. There is additional storage available for water sports equipment, enhancing the appeal for those who enjoy an active beach lifestyle. The all-inclusive rental covers all utilities and Wi-Fi (excluding council tax), making this an exceptionally convenient and hassle-free home.

Council tax Band: TBC

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: Included in rent

Water supply/sewerage details: Mains, Included in rent

Planning proposals or local development that may affect the property: None

Floor level (if within a building): Ground

Pets Considered

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

Key Features

- Inclusive of bills
- High quality kitchen with breakfast bar
- Communal utility room & boiler room
- Communal seating areas with views of the Purbecks
- Secure off-road parking
- Large studio room
- Shower room
- Shared front & rear gardens
- Storage facilities for water sports equipment
- Direct beach access







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
ESTATE AGENTS

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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	77	77
(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	