Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

# Poole Road, Bournemouth, Dorset, BH2 5QJ

## £695 Per month

THE TRIANGLE, BOURNEMOUTH, POOLE ROAD, £695 PCM. Take a look at this modern refurbished studio apartment located close to the Triangle and Town Centre. Flat 7 is located on the first floor. It is an open plan with a modern fitted new kitchen with oven, two ring hob and extractor with under worktop fridge. Neutral decor throughout. There is a modern shower room with white and grey marble patterned tiled walls and tiled flooring. Open plan main room. This is a small apartment ideal for a single person. Gas central heating and double glazing. Communal residents' laundry room. Street parking only. Fixed utility bills of £200 ( council tax, gas, electricity, water, sewage ) with free WIFI. Deposit £795. Available for the beginning of July. DON'T MISS OUT ON THIS SUPER LITTLE APARTMENT IN A GREAT LOCATION.

ARLA Association of Residential Letting Agents
The Property Ombudsman LETTINGS
NAEA National Association of Estate Agents

Professionals in Residential Sales and Lettings

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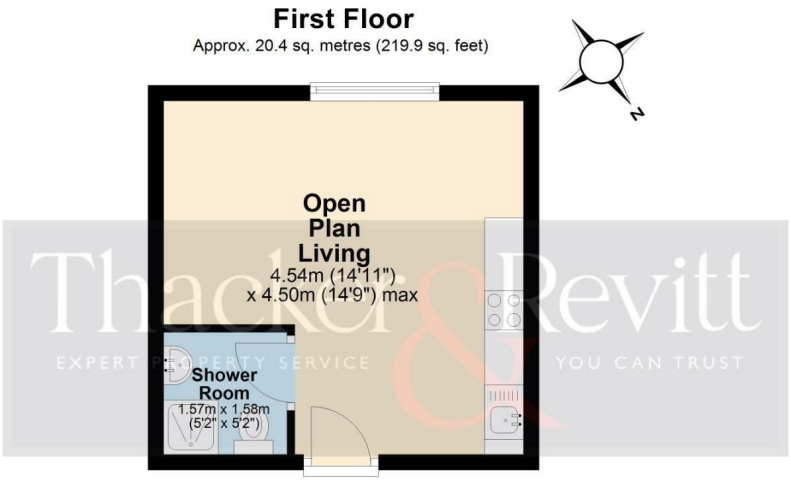


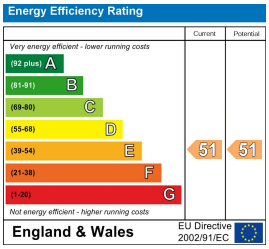


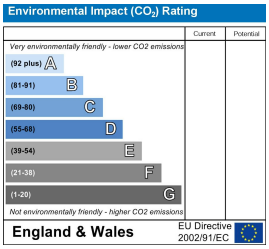


Total area: approx. 20.4 sq. metres (219.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD