



Meadowsweet Road, Creekmoor, Poole, Dorset, BH17 7XU
£945 PCM

FULL REFURB APARTMENT COMING SOON! CREEKMOOR, POOLE, £945.00PCM. This one double bedroom first floor purpose built apartment will be available from the end of February. It is currently undergoing refurbishment and will be offered with a new light grey fitted kitchen with oven, hob and extractor. A modern bathroom is being fitted with a white suite and aqua boarding. The apartment will be painted in a light grey throughout and with grey fitted carpets. Modern new electric heating is being fitted, and it is double glazed. There is one allocated parking space with the property. This is a long term let available from the end of February. New EPC to follow. Ideal professional couple of single person. Sorry, no pets due to lease restrictions. Council Tax band is B. Deposit is £1045.00.



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Entrance Hall

5'11 x 3'01 (1.80m x 0.94m)

Leading to Bedroom, bathroom and living room.

Living Room

11'6 x 8'78 (3.51m x 2.44m)

Front aspect window, leading to kitchen area.

Kitchen

11'79 x 8'67 (3.35m x 2.44m)

Front aspect window, space for cooker, washing machine and appliance. Fitted units.

Bedroom

11'60 x 8'78 (3.35m x 2.44m)

Double bedroom with rear aspect window.

Bathroom

8'66 x 4'67 (2.44m x 1.22m)

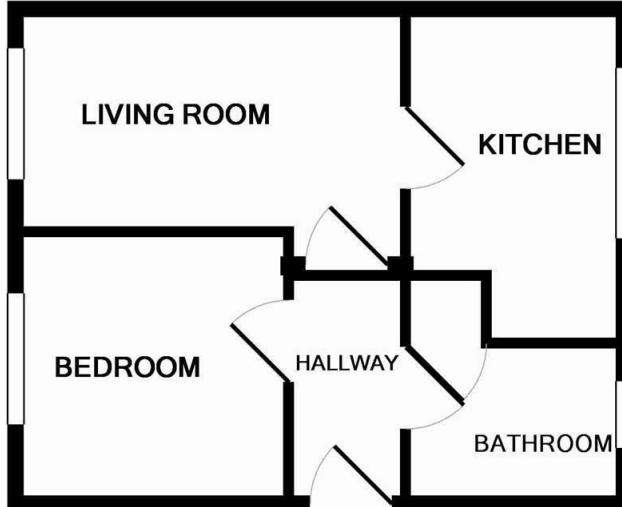
Fully tiled bathroom with white bathroom suite and access to airing cupboard.

Parking

Allocated parking space.

Council Tax Band

Poole Borough Council Band B



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-60) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 82 | 42 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-60) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

TOTAL APPROX. FLOOR AREA 270 SQ.FT. (25.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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



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