



47 Nightjar Close, Poole, BH17 7YN

**£950 PCM**

- One Double Bedroom
- Off Road Parking
- Electric Heating
- Open Plan Living Space
- Available Now
- First Floor Flat
- Recently Refurbished
- Long Term Let
- UPVC Double Glazing
- Popular Cul-de-Sac

# 47 Nightjar Close, Poole BH17 7YN

Available Now! We are delighted to offer for let this recently refurbished one bedroom first floor flat located in a popular residential cul-de-sac



Council Tax Band:

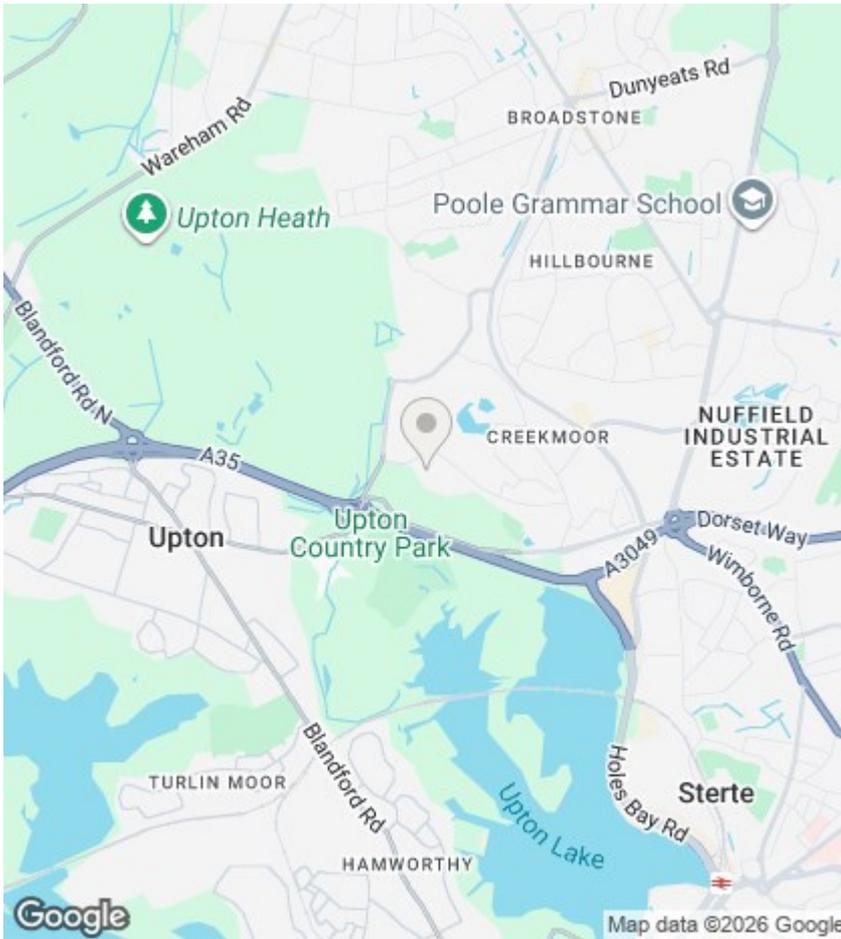


### Nightjar Close

The flat has been refurbished throughout and briefly comprises one double bedroom, open plan kitchen/lounge, bathroom and off road parking.

Available now and on a long term basis, further benefits include electric heating, UPVC double glazing and a popular cul-de-sac position.

Viewings come highly recommended, please call our Upton branch to arrange or for further information.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	