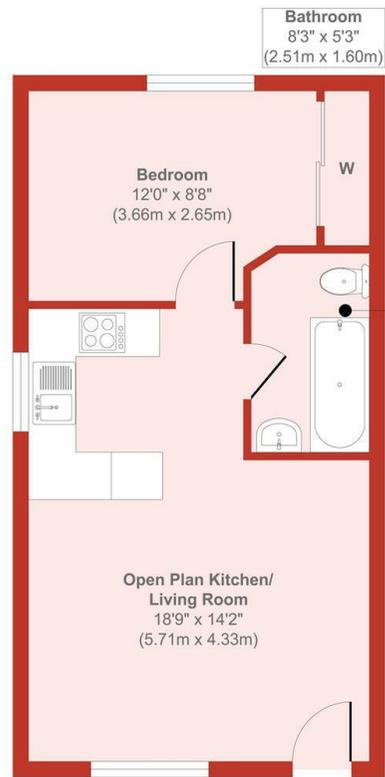




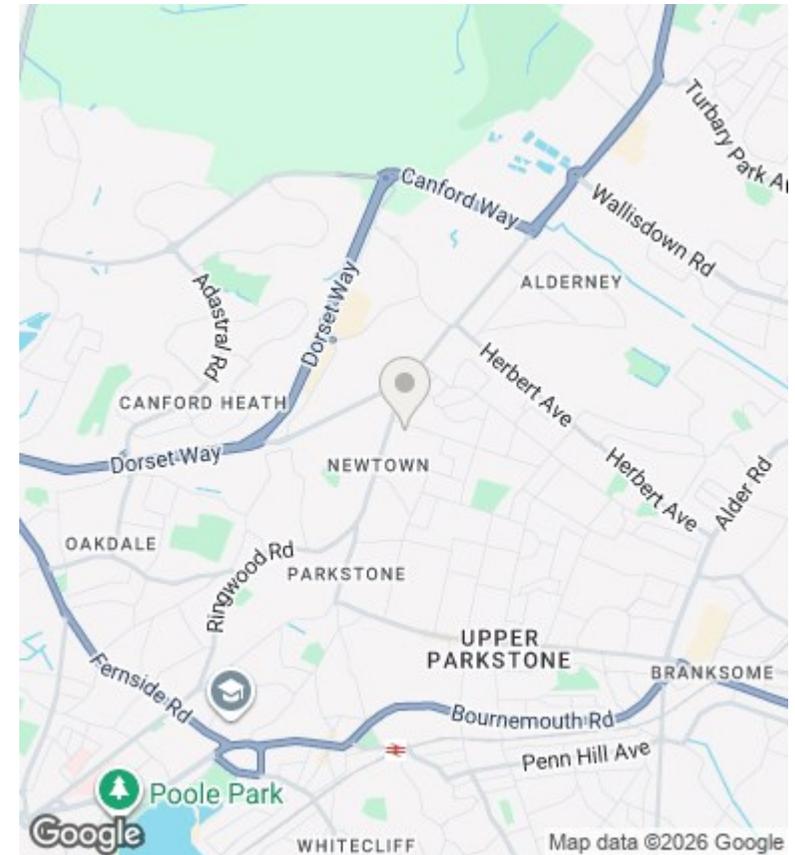
## Britannia Court, Rosemary Gardens, Poole, BH12 3HF

£174,950

- One Double Bedroom
- Spacious Open Plan Living Space
- Allocated Parking
- Share Of Freehold
- Private Entrance / First Floor Flat
- UPVC Double Glazing
- Communal Gardens
- Pets Allowed
- Kitchen & Breakfast Bar
- Close To Amenities & Bus Routes



**Floor Plan**  
 Approx. Gross Internal Floor Area 394 sq. ft / 36.63 sq. m  
 Produced by Elements Property



## Directions

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	