



£1,395 PCM

Moriconium Quay, Poole

[www.quayliving.co.uk](http://www.quayliving.co.uk)



Quay Living are delighted to offer this top floor two bedroom apartment located in the exclusive Moriconium Quay development with stunning views from its balcony of the beautiful Marina. Open plan kitchen/ lounge/ dining area, two double bedrooms with fitted wardrobes and a family bathroom with shower over bath.

There is also an allocated parking space and visitors parking available.  
The property is offered unfurnished and is available NOW!!

Pets may be considered £25 pcm extra for one cat or £50 pcm for one small dog.

Call or email Quay Living Estate Agents for your appointment to view!!

Council Tax Band E  
EPC Rating C







| 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>                  | 79      | 80        |
| EU Directive 2002/91/EC                     |         |           |



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



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