

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Orchard Plaza, Poole
Dorset, BH15 1EG

£1,175 PCM



- **Unfurnished Apartment**
- **Town Centre Location**
- **Lift Access**
- **Council Tax B**
- **Available 1st March**
- **Two Bedrooms**
- **Modern Fitted Kitchen**
- **Gas Central Heating**
- **EPC B**

Quay Living are pleased to offer this third-floor apartment set within the popular Orchard Plaza development, conveniently situated within close reach of Poole Quay and Town centre. This contemporary apartment offers a spacious and light open plan lounge/ kitchen with double aspect windows. Family bathroom with shower over bath. Two bedrooms (double and single) with the master benefiting from fitted wardrobes.

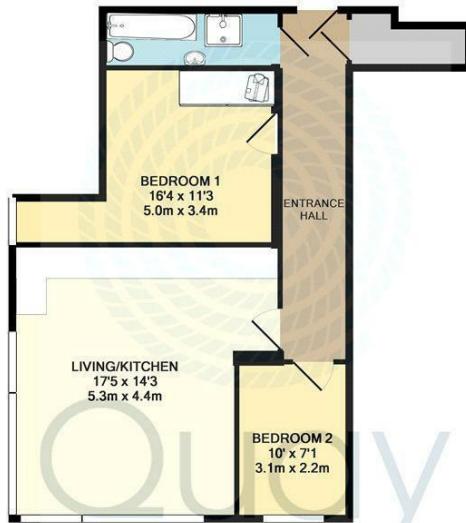
Available from the 1st March on an unfurnished basis. Permit parking is available from Quay Visitors multi-storey car park at tenants own expense.

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

EPC B
Council Tax B



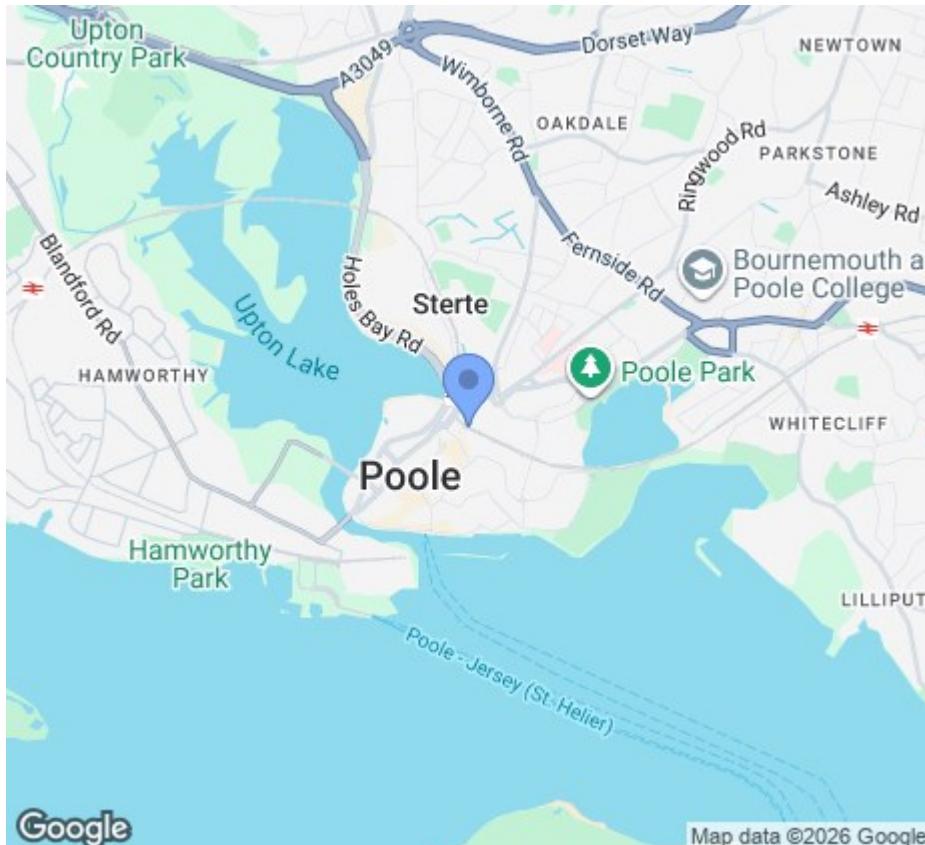




TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	83
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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