



£1,700 PCM

Broomhill Way, Poole

www.quayliving.co.uk



Quay Living are delighted to offer this modern town house situated in a popular location within the Harbour Reach Development, within walking distance of Poole Quay and the Town Centre.

There is an entrance hall leading to a cloakroom and spacious kitchen/ diner on the ground floor. On the first floor there is a light and airy lounge and a double bedroom. The second floor has 2 further double bedrooms, the master has an en suite shower room and balcony. All bedrooms come with built in wardrobes. There is also a further family bathroom. To the front of the property there is a driveway providing parking and a single integral garage. To the rear the garden has a paved patio area, raised decking and a lawn. Offered part furnished.

Available from the 12th April.

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

KITCHEN/DINER 15'9" x 9'2"

Ground floor L shaped kitchen/diner with range of wall mounted units, roll top work surfaces, gas hob with extractor and electric oven and grill. Fitted fridge/freezer and dishwasher. Integral washer dryer. Door to garden area.

LOUNGE 15'9" x 12'2"

First floor L shaped living room with tv and power points. Radiators and variety of windows providing abundance of natural light.

BEDROOM THREE 12'6" x 8'6"

First floor double bedroom with window to front of house over looking developments communal garden area. Radiator, tv and power points. Fitted double wardrobe.

BEDROOM TWO 14'1" x 29'10"

Full width double bedroom with window over looking communal garden areas for the development. Radiator, tv and power points.

MASTER BEDROOM 13'9" x 9'10"

Double bedroom with fitted double and single wardrobe. door to en suite



shower room. radiator, tv and power points, balcony area.

Integral single garage with power and lighting, up and over door.

ENSUITE

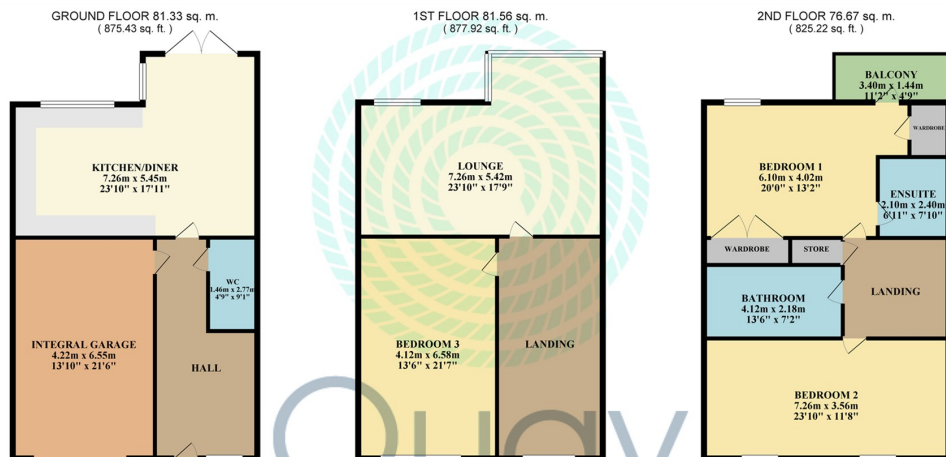
En suite shower room with toilet and washbasin, heated towel rail, power and shaving points, wall mounted mirror.

BATHROOM

Good sized family bathroom with vaulted ceiling and velux window for natural light. Bath with shower, extractor, power and shaving points, heated towel rail.

GARAGE





TOTAL FLOOR AREA - 239.56 sq. m. (2578.57 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The plan is for illustrative purposes only and should be taken as such by any prospective purchaser. The vendor, seller and agent make no claim and no guarantee as to their accuracy or efficiency is given. Made with floorplan 6010.



| 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 | 76 | 86 |
| 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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