



FLAT 9 WESTOVER HOUSE
POOLE
Dorset, BH15 1FF

£1,250
PER CALENDAR MONTH

[goadsby.com](https://www.goadsby.com)

MODERN TWO BEDROOM APARTMENT WITH STUNNING SEA VIEWS ON WEST QUAY ROAD

- Two Bedroom Second Floor Apartment
- Unfurnished with White Goods
- Stunning Sea Views
- Parking Space Available For £50 PCM
- EPC Rating: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales
EU Directive 2002/91/EC

Reference: 1131436

Deposit Amount: £1,442.30

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Allocated Parking Space optional for £50pcm

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - to be included in the rent

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

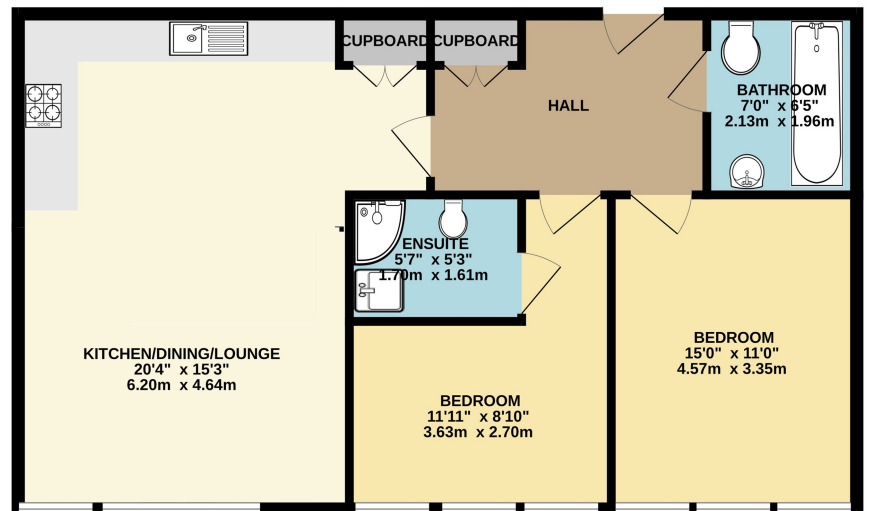
Mobile Signal: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

Flood Risk: Very Low Risk - https



Goadsby are proud to offer for rent this spacious two double bedroom second floor apartment. With stunning sea views, this property is available unfurnished with white goods and is situated in a sought after location close to Poole Town Centre and local transport. The property benefits from two bathrooms along with water rates included in the rent. *Please note an allocated parking space can be available for an additional £50 PCM.* These pictures were taken before the current tenancy began, in 2021.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix C2024

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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