



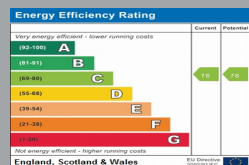
FLAT 1 MURRE HOUSE
HAMWORTHY
Dorset, BH15 4GE

£1,350 PCM

goadsby.com

MODERN GROUND FLOOR APARTMENT WITH ALLOCATED PARKING FOR TWO CARS

- Modern Ground Floor Apartment
- Two Bedrooms, Two Bathrooms
- Allocated Parking For Two Cars
- Optional Furnishings
- EPC Rating: Band C



Reference: 1149899

Deposit Amount: £1,557.69

Council Tax Band: D

Furnishing: Optional Furnishings

Heating Type: Gas Central Heating

Parking: Secure Underground Parking for Two Cars

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

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

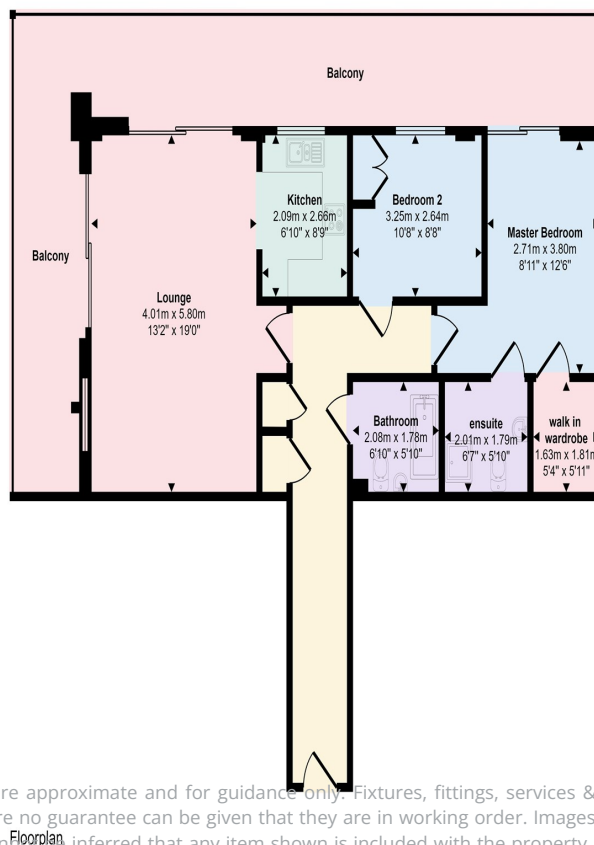
Mobile Signal: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk



This well presented ground-floor apartment offers sea views and is situated on the front line within the Harbour Reach development in Hamworthy within walking distance to Hamworthy Park and Poole Quay. The property is offered with optional furnishings and features two double bedrooms with the master benefitting from a walk-in wardrobe and en-suite shower room along with a second bathroom. Modern open plan living area with sliding doors leading to a generous sized balcony which wraps around the apartment. Further benefits include secure, allocated underground parking for two cars.

Please note that there is currently extensive building work being carried out to the exterior of the building meaning that there is scaffolding surrounding until at least September 2025. EWS1 scaffolding and associated remedial works to replace cladding therefore, will be some disruption along with limited access to the terrace/balcony area during this time.



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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