



7 WALDREN CLOSE
BAITER PARK
Dorset, BH15 1XR

£950 PCM

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

A NEUTRALLY DECORATED APARTMENT IN BAITER PARK WITH PARKING

- Neutrally Decorated
- One Bedroom Apartment
- Allocated Parking
- Offered Unfurnished
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 1031029

Deposit Amount: £1,096.15

Council Tax Band: B

Furnishing: Unfurnished

Heating Type: Gas Central Heating

Parking: Allocated Parking for one car

Utilities:

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

Drainage: Mains Supply Drainage

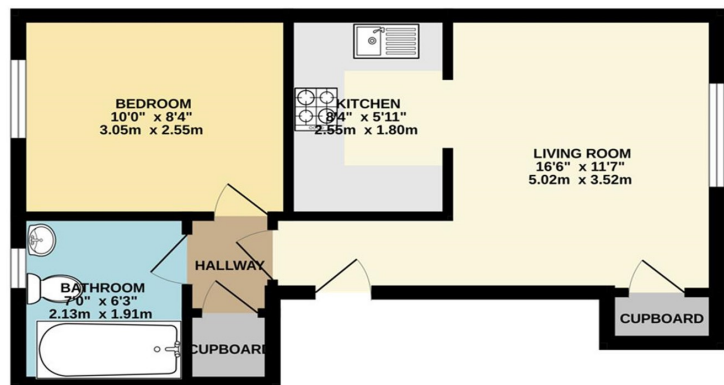
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 one bedroom first floor apartment is situated in a quiet cul-de-sac within popular Baiter Harbourside Park. The property is offered on an unfurnished basis and benefits from allocated parking. Poole Town Centre's shops, amenities, local and national transport links are all within short walking distance.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Measure 02024

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.

Goadsby & Harding (Residential) Ltd
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 686555
 poole@goadsby.com

245 High Street North
 Poole, Dorset
 BH15 1DX