



7 PENINSULA HEIGHTS

CANFORD CLIFFS

Dorset, BH13 7JS

£1,495 PCM

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

MOMENTS FROM THE BEACH! TWO BEDROOM FIRST FLOOR APARTMENT IN CANFORD CLIFFS

- Two Double Bedroom Apartment
- Unfurnished
- Balcony
- Allocated Parking
- EPC Rating; Band B



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

Reference: 528945

Deposit Amount: £1,725.00

Council Tax: Band F

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated

Utilities:

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

Drainage: Mains Supply Drainage

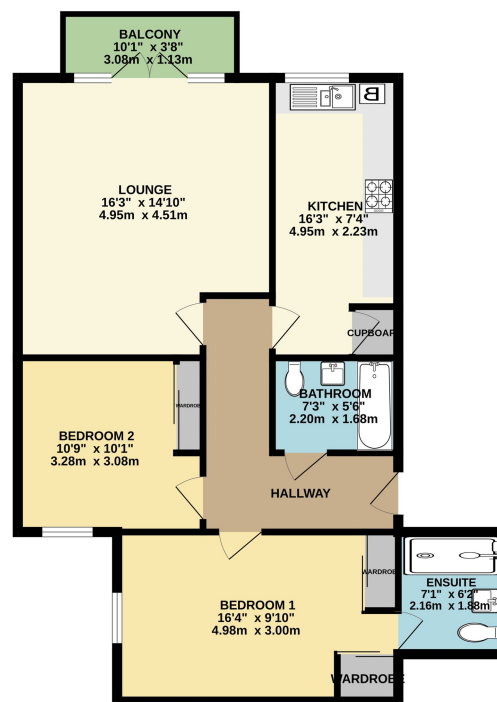
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

Goadsby Lettings are delighted to offer this lovely modern two bedroom, two bathroom first floor apartment close to prestigious Canford Cliffs village. Close to the areas sandy beaches, this property is offered Unfurnished. The property comprises of two bedrooms with ensuite shower room to the master bedroom, further bathroom, lounge/diner leading onto balcony and modern kitchen. The property also benefits from being in a gated development with allocated parking.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE
Made with Metropix 02/25

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 701616
canfordcliffs@goadsby.com

39 Haven Road

Canford Cliffs
Poole, Dorset
BH13 7LE