



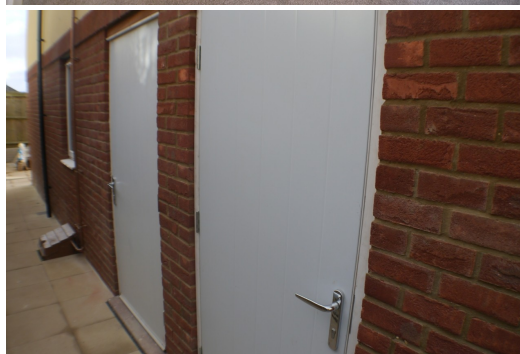
FLAT 2, 178 ALBERT ROAD  
PARKSTONE  
Dorset, BH12 2HA

£950 PCM

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# MODERN APARTMENT WITH ALLOCATED PARKING IN PARKSTONE,

- Modern One Bedroom Apartment
- Offered Unfurnished
- Private Bin/Bike Store
- Allocated Parking Space
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	78	78
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPC Rating	

Reference: 726208

**Deposit Amount:** £1,096.15

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Gas Central Heating

**Parking:** Allocated Parking for one car

**Utilities:**

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

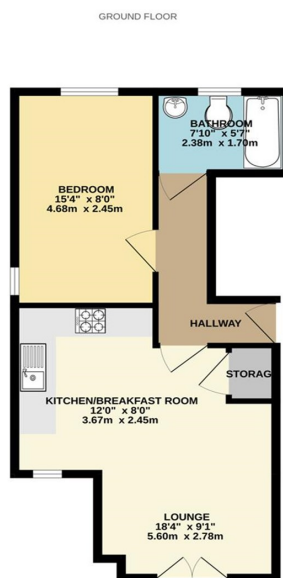
**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This well presented first floor apartment is situated in the popular location of Parkstone, close to local shops and amenities. The property is offered on an unfurnished basis and benefits from a large double bedroom, open plan living area with modern kitchen and bathroom plus allocated parking.



This Floor Plan is for guidance only and is NOT to SCALE. Made with Metaphor 0205

**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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