

# MRKT

PROPERTY EXPERTS

Forest Road, BH13 6DQ

**£1,400 Monthly**

**TO LET**



## Property Features:

- Part Furnished
- 1 Weeks rent payable on reservation
- Central Heating
- Property comes Part Furnished
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- 1 Weeks rent payable on reservation

## Description

Set in the heart of Branksome Park, this modern two double bedroom first floor flat has a large rear aspect lounge overlooking the communal gardens. The property has undergone extensive refurbishment in recent years so is well presented.

The property benefits from a very spacious living room which in turn looks over the landscaped rear gardens. a great sized double bedroom with en-suite complements a smaller second double bedroom. The family bathroom is large and modern making this overall a very attractive rental property.

There are easy parking arrangements as well as ample on road parking for visitors.

### The Location -

Branksome Park in Poole sits close to Westbourne, but also offers easy access to Branksome Chine, Canford Cliffs and Sandbanks. It is an easy commute into Poole or Bournemouth town centres.

## Room Dimensions

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## Floor Plan

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC