

Flat 2, 20 Brownsea Road, Poole, SANDBANKS BH13 7QW

£1,535pcm

£2,305 Deposit

- Ground Floor
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Private Garden
- Sandbanks Peninsula
- Council Tax - tbc

EPC Rating - **TBC**



SANDBANKS PENINSULA: BROWNSEA ROAD, SANDBANKS: THREE BEDROOMS: FURNISHED: OFF-ROAD PARKING: AVAILABLE END SEPTEMBER

Three bedroom, ground floor apartment offers luxury, style and comfort. The bright and grand entrance hall welcomes you. The property offers a study with space, master bedroom with built in wardrobes, chest of drawers and freeview television with en-suite bathroom. Twin bedroom with two single beds and a third bedroom with bunk beds suitable for children. Main bathroom with bath/shower and a utility cupboard with washer/dryer. The open plan lounge, kitchen and dining area offers ample seating for relaxing and entertaining with patio doors out into the terrace and garden area. BBQ area. Off road parking is available for two cars. Bedrooms will include mattress protectors, no bedding or linen provided. Freeview TV, DVD player. GCH. Suitable for working professionals and families. This property is not wheelchair friendly. No smokers and pets considered.

3, 4 and 5 month tenancy is £1535 pcm (tenant responsible for the following bills: council tax, gas, electric, water, sewage, TV License and WIFI). Offers considered after viewing. Deposit £2305.00. Please note tenants will be responsible for the check-out inventory - £139.20 (including VAT). Viewings available Monday to Friday between 9am and 6.15pm and Saturday between 9.30am and 5pm. Please call to arrange and quote **20 BROWNSEA**

Tenant Fees. Once you have selected the property that you wish to rent you will need to pay an application fee, supply us with photo ID, two utility bills and complete an online application form. This allows us to reserve the property for you, subject to references. This will consist of an employer's reference, a personal reference, a previous landlord reference and a credit check. Our minimum application costs are £150.00 (incl. VAT) and an additional £75.00 (incl. VAT) for each additional applicant for the tenancy over the age of 18 years old (this includes guarantor applications). Credit checks take a minimum of 48 hours depending on the response time of references. No tenancy can commence without SHR receiving all references.

