

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



Lander Close, Poole

Poole, BH15 1UN

£1,250



**\*\*3-5 MONTH LET ONLY\*\***

A quaint two-bedroom house with harbour views and al-fresco dining, moments from the water's edge and a short stroll to historic Poole Quay.

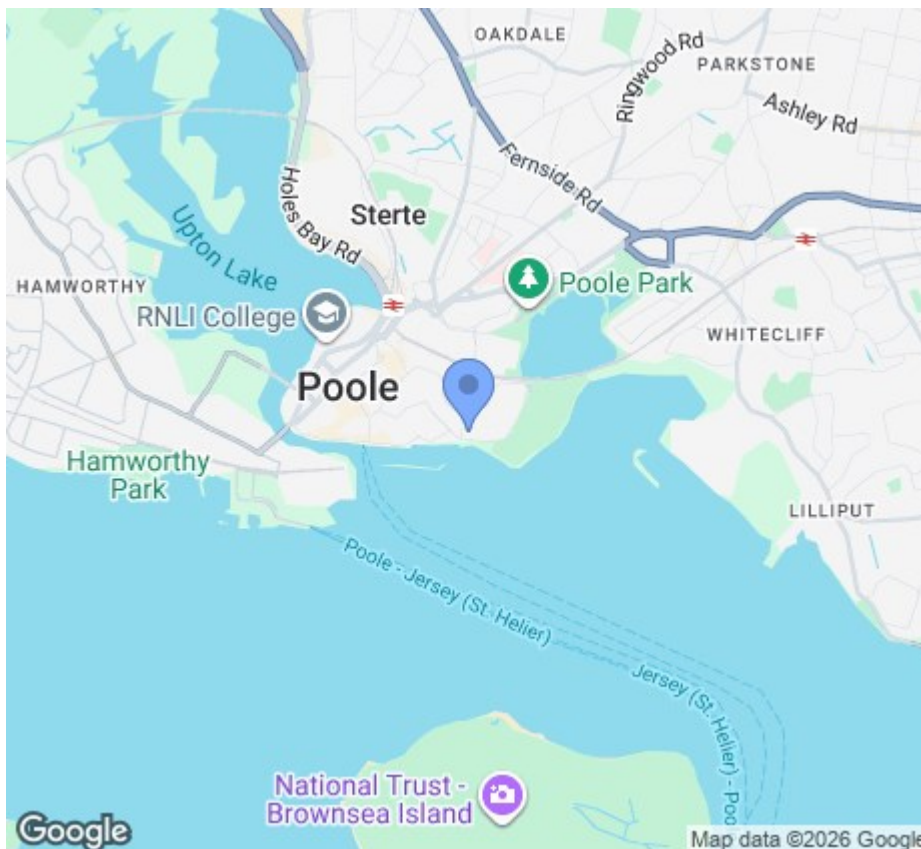
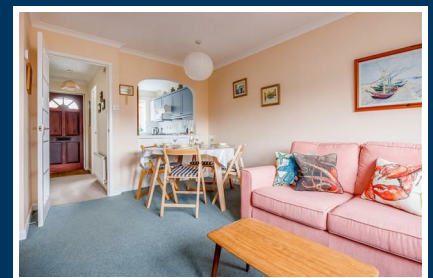
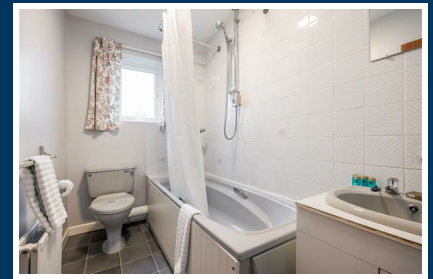
Spacious open plan living room and dining area leading out to the patio area with a dining table and chairs with sea views through. The separate kitchen with an open window through to the living area. Master bedroom (4ft 6in double). Second bedroom (2ft 6in lowered twin beds) with beautiful sea views through and a family bathroom with walk-in shower, sink and toilet.

Parking - One allocated space. Height / Width restrictions apply (206cm High, 228cm Wide, 420cm Depth).

Technology - WIFI. 24" TV in the lounge with a DVD player. Dig. Radio.







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

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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