



**44 Penn Hill Avenue | | Poole | BH14 9NA**

**£1,350 PCM**



**QSALES &  
LETTINGS**

44 Penn Hill Avenue |  
Poole | BH14 9NA  
£1,350 PCM

Modern TWO double bedroom first floor flat located in Penn Hill.

Allocated gated parking for one car, as well as on road parking.

Allocated bike store.

Modern kitchen with built in white goods. (washer/ dryer, dishwasher, fridge & freezer.)

Master bedroom with en-suite shower room.

- Modern TWO double bedroom first floor flat located in Penn Hill.
  - Modern kitchen with built in white goods. (washer/ dryer, dishwasher, fridge & freezer.)
  - Master bedroom with en-suite shower room.
  - EPC: C COUNCIL TAX BAND: D
  - To arrange a viewing, please call 01202 283654
- Open plan lounge/kitchen/diner leading to sunny balcony.
  - Allocated bike store.
  - Modern family bathroom with shower over the bath.
  - UNFURNISHED & AVAILABLE NOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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	

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