

Estate Agents



Auctioneers



**Boscombe Spa Road, Boscombe, Bournemouth, BH5 1AU**  
**£725.00 Per Calendar Month**

Spacious Part-Furnished Ground-Floor Studio | Separate Kitchen | Fully Tiled Bathroom  
Allocated Parking Space | Convenient Location | Available Immediately

# Boscombe Spa Road, Boscombe, Bournemouth, BH5 1AU

## £725.00 Per Calendar Month

Opportunity to let a spacious part-furnished ground-floor studio flat with own street door. Benefits include full gas central heating, UPVC double glazing, a foldaway double bed, plus a separate kitchen incorporating white goods. Fully tiled bathroom with shower, and one allocated parking space. Enjoy the convenience of being close to both Bournemouth Town Centre and Southbourne Grove, where you'll find an impressive selection of shops, bars, cafes, and restaurants.

LARGE STUDIO ROOM 20' X 13'6 at widest – fitted carpet, foldaway double bed, built in wardrobe, double doors to:

FULLY FITTED KITCHEN – Stainless Steel sink unit, worktops, storage cupboards, automatic washing machine (tenant to maintain), gas hob and extractor hood, built in electric oven, fridge/freezer

INNER HALL – Fitted carpet, storage cupboard

FULLY TILED BATHROOM – Panel bath, shower and screen, pedestal basin, combined low-flush w.c., heated towel rail, Dimplex wall heater


ALLOCATED PARKING SPACE RENT £725.00 PER CALENDAR MONTH (EXCLUSIVE OF

COUNCIL TAX – BAND A, AND ALL UTILITY BILLS) – This property will suit a working professional single/couple. No smokers or pets allowed.

DEPOSIT AGAINST DILAPIDATIONS – £825.00

EPC Rating: 76 | C

Council Tax Banding: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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