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**EDWARDS**  
ESTATE AGENTS

**BRISTOL & WEST HOUSE**  
BOURNMOUTH, BH1 1BL





# £1,050 PER MONTH

- Modern Apartment
- Town centre location
- One double bedroom
- Modern bathroom
- Modern kitchen with appliances
- Underfloor heating
- Unfurnished

A beautiful, modern, one bedroom third floor apartment in a popular Art Deco building right in the heart of Bournemouth Town Centre.

The property comprises an entrance hall with airing cupboard, open plan living room with modern fitted kitchen separated from the living room by a quartz topped island unit with induction hob and downdraft extractor fan. A double bedroom has been fitted with built in wardrobes and the bathroom has a shower over bath, heated mirror, wc and wash hand basin.

Offered on an unfurnished basis the property is available for occupation from mid April.









These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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