



46 THE OLD SORTING OFFICE
BOURNEMOUTH
Dorset, BH1 1AX

£1,000
PER CALENDAR MONTH

goadsby.com

MODERN & WELL PRESENTED ONE BEDROOM APARTMENT IN THE TOWN CENTRE.

- One Bedroom Apartment
- Offered Unfurnished
- Modern Throughout
- Communal Courtyard
- EPC Rating: Band B

Energy Efficiency Rating	
Current	Potential
<small>Energy efficiency class: lower running costs</small>	
A	B
85	85
<small>Energy efficiency class: higher running costs</small>	
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	
<small>www.epc4u.com</small>	

Reference: 1097319

Deposit Amount - £1153.84
Council Tax - Band B

Furnishing: Unfurnished

Heating Type: Electric heaters

Parking: No Parking

Permit Parking: No Parking

Utilities: Ask Agent
Mains Supply Electricity
Mains Supply Water

Drainage: Main Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

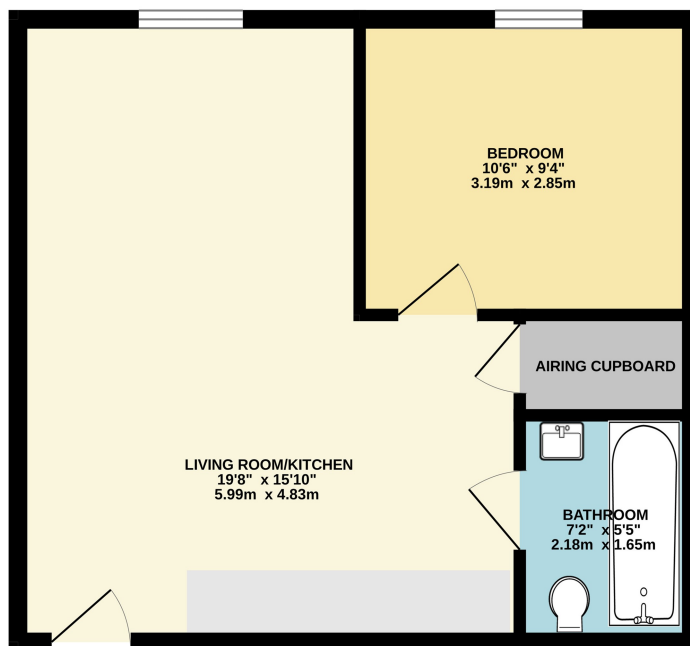
Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk



This modern one bedroom flat is located in the heart of a bustling town centre, making it a perfect choice for young professionals or couples who want to experience the convenience and excitement of living in the city. As you step inside, you're greeted by a bright and open living/dining space along with the kitchen which is modern with ample workspace, and there is enough cabinet space to keep all your kitchen essentials neatly organized. Off the open plan space there is a double bedroom with hanging rail space, and the main family bathroom with shower over the bath. There is no designated parking for the flat, but residents can take advantage of the convenient and accessible transport links that are available nearby. Additionally, the building has a communal courtyard that provides an excellent spot for relaxing and enjoying the outdoors during warm months. The property is heated by electric panel heaters and has double glazing.

Please note the marketing photos were taken prior to the current tenancy in 2023.

GROUND FLOOR



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

This Floor Plan is for guidance only and is NOT to SCALE
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Goadsby & Harding (Residential) Ltd
Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644
bournemouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU