



FLAT 3, 14A ALBERT ROAD  
BOURNEMOUTH CENTRE  
Dorset, BH1 1BZ

£875  
PER CALENDAR MONTH

[goadsby.com](http://goadsby.com)

SPACIOUS ONE  
BEDROOM  
APARTMENT WITH  
SEPERATE UTILITY  
ROOM IN TOWN  
CENTRE LOCATION.

- One Bedroom Apartment
- Offered Part-Furnished
- Town Centre Location
- Separate Utility Room
- EPC Rating: Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	51
(21-38)	F	51
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.COM		



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Reference: 1082052

Deposit Amount - £1009.61  
Council Tax - Band B

**Furnishing:** Part Furnished

**Heating Type:** Electric overnight storage heaters

**Parking:** No Parking

**Utilities:** Ask Agent  
Mains Electricity  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

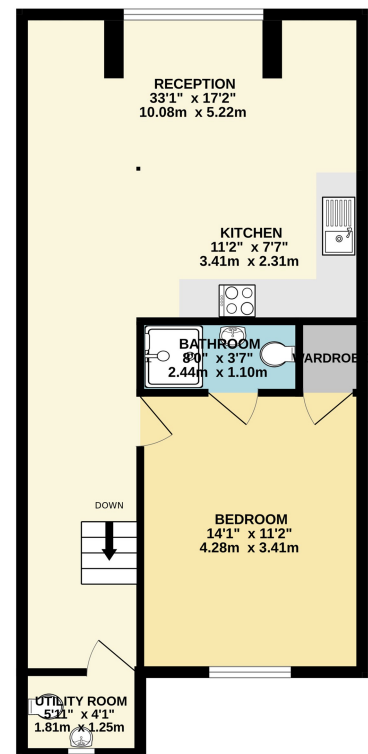
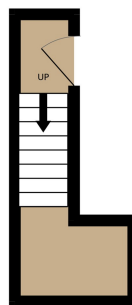
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This spacious one bedroom apartment is located on Albert Road in Bournemouth town centre and is offered on a part furnished basis. The property is on the top floor of the building accessed by 3 flights of stairs to the accommodation. There is a large open plan kitchen/diner with ample kitchen storage space and fridge freezer included. There is a separate utility room with a washing machine, which also has a separate toilet and sink. The bedroom has a fitted wardrobe space and off of the bedroom is the shower room. the property is heated by electric storage heaters.

GROUND FLOOR

1ST 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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