



FLAT 6 THE STRAND
BOURNEMOUTH
Dorset, BH2 5NT

£1,500
PER CALENDAR MONTH

[goadsby.com](https://www.goadsby.com)

SPACIOUS THREE
DOUBLE BEDROOM
SPLIT FLOOR
APARTMENT WITH
SECURE
UNDERGROUND
PARKING.

- Three Bedroom Apartment
- Offered Unfurnished
- Two Bathrooms
- Secure Allocated Parking
- EPC Rating: Band C

Energy Efficiency Rating	
Current	Potential
<small>Energy efficient - lower running costs</small> 92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
<small>All energy efficient - higher running costs</small>	
78	79

England & Wales
EU Directive 2002/91/EC
www.epc.co.uk



Reference: 1139391

Deposit Amount: £1730.76

Council Tax: Band E

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

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

Drainage: Mains Supply Drainage

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

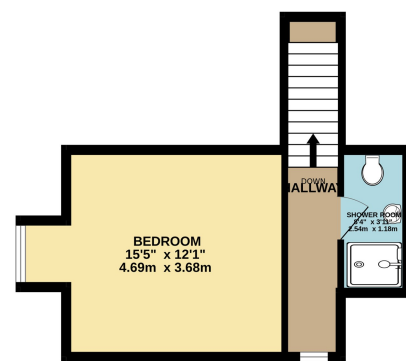
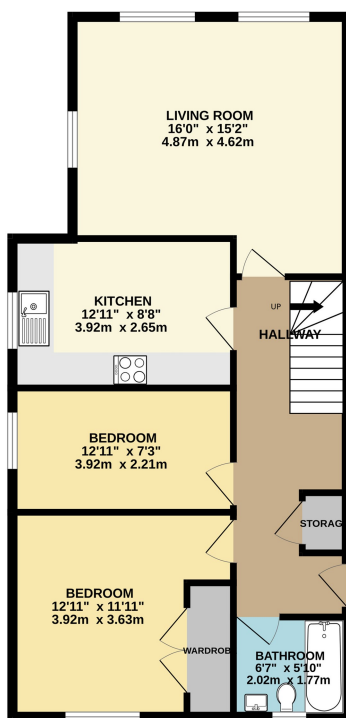
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

This modern three bedroom split level apartment is located on Tregonwell Road in the town centre. The property is positioned on a quiet, dead end road, and is just a short walk from the town centre as well as Bournemouth beach. Positioned on the top floor of the building, upon entry to the apartment you are greeted with a large welcoming hallway with additional storage space. There are two double bedrooms, both with fitted wardrobes, and a third bedroom upstairs also with fitted storage. The two bedrooms on the entry floor are serviced by the main family bathroom, whilst the upstairs bedroom also has a shower room on the same floor. The living room is spacious with dual aspect windows for plenty of natural light. The kitchen is separate and has a range of floor and wall mounted units, there is also a fitted fridge freezer, washing machine and dishwasher. In addition there is an allocated parking space in a secure underground car park. Offered on an unfurnished basis.

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. 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.

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