



FLAT 36 HINTON WOOD
BOURNEMOUTH
Dorset, BH1 3EA

£2,000
PER CALENDAR MONTH

goadsby.com

SPACIOUS THREE BEDROOM APARTMENT WITH STUNNING SEA VIEWS.

- Spacious Three Bedroom Apartment
- Stunning Sea Views
- Allocated Parking & Communal Garden
- Two Bathrooms
- EPC Rating: Band C



Energy Efficiency Rating	
Current	Potential
70	79

Very energy efficient - lower running costs

England, Scotland & Wales

Reference: 1005827

Deposit amount: £2,307.69

Council Tax: Band F

Furnishing: Unfurnished

Heating Type: Hot water radiators from a communal gas boiler. Usage is billed by the management company to the landlord and will be re-charged onto the tenant by the landlord.

Parking: One allocated underground parking space.

Utilities: Ask Agent
Mains Supply Electricity
Mains Supply Water

Drainage: Main Supply Drainage

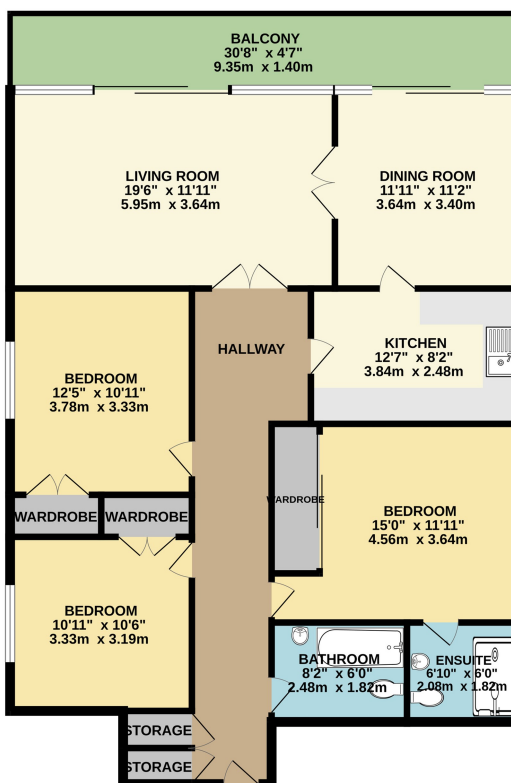
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 spacious three bedroom first floor flat is located on Grove Road and is beautifully positioned on the clifftop. Accessed through a secure communal entrance the property is on the first floor which can be accessed by both stairs and a lift. Upon entry to the apartment you are welcomed into a large hallway off of which are all the principle rooms. There are three double bedrooms all with fitted wardrobes, the largest of which is serviced by an en-suite bathroom, there is also a family bathroom which services the other two. The kitchen is modern with a range of floor and wall mounted units, in addition there is a fitted fridge freezer, washing machine and dishwasher. At the end of the hallway and south facing are both the living and dining room, both benefit from stunning sea views and access to the balcony which also overlooks the immaculately kept communal gardens.

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.

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