



113C OLD CHRISTCHURCH ROAD  
BOURNEMOUTH  
Dorset, BH1 1EP

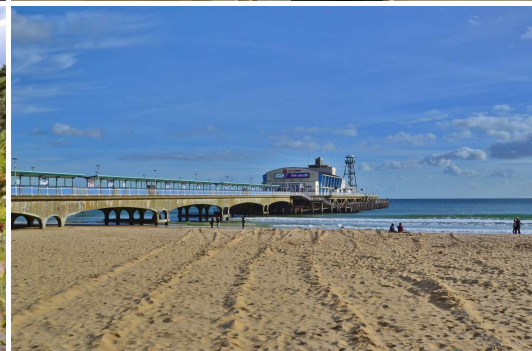
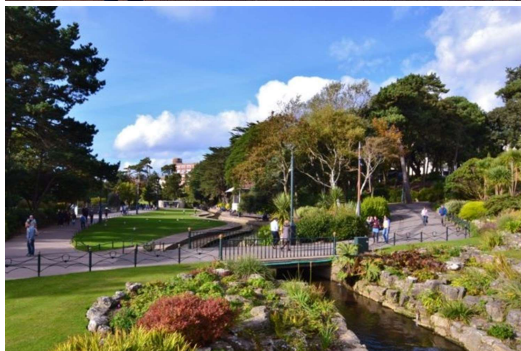
£550 PCM

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# STUDIO APARTMENT IN TOWN CENTRE

- Central Studio Apartment
- Kitchenette and Shower Room
- Offered Unfurnished
- Water Rates of £25 making the rent £550pcm
- EPC Rating: Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-28)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		84 (Dec 2020/21)	40

Reference: 784781

**Deposit Amount:** £634.61

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** No Parking

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

**Drainage:** Mains Supply Drainage

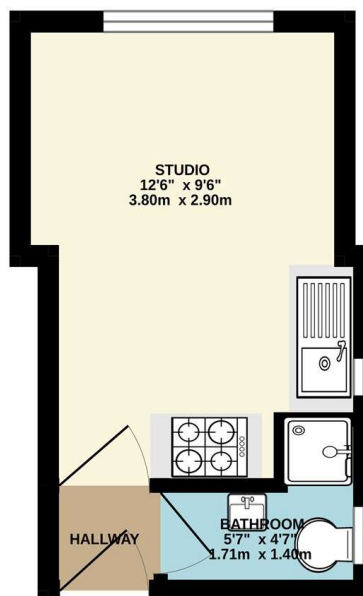
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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)

Located in the centre of Bournemouth town centre, this studio apartment is offered to the market unfurnished. This property benefits from a private separate shower room and kitchenette. Please be advised that the property is above commercial premises with no washing machine provided. Ideal for single occupant. Rent will be £550pcm plus £25pcm for water rates, making the total rent £575pcm.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Meoplan ©2024

**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.

**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