

FLAT 8, 11 WOOTTON GARDENS  
BOURNEMOUTH  
Dorset, BH1 1PW

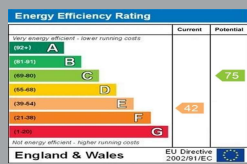
£700 PCM

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# TOP FLOOR STUDIO FLAT IN BOURNEMOUTH TOWN CENTRE

- Studio Apartment
- Offered Unfurnished with pull out bed
- Top Floor
- Town Centre Location
- EPC Rating: Band E



Reference: 569045

**Deposit Amount:** £807.69

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Electric overnight storage heaters

**Parking:** None

**Utilities:**

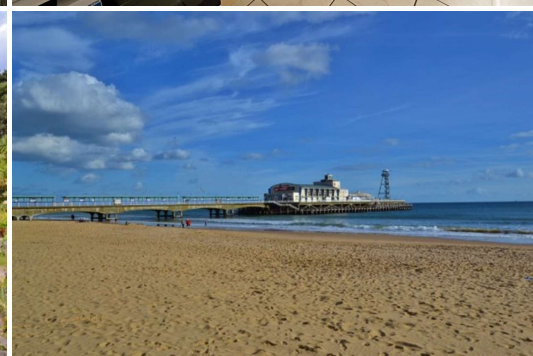
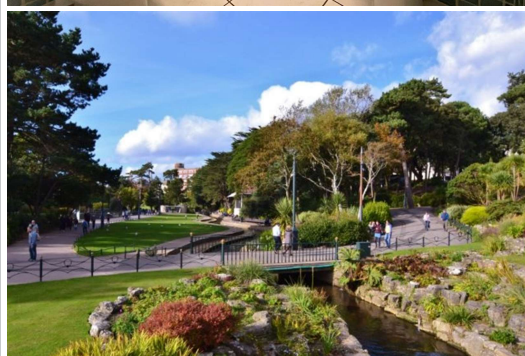
- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Private Supply Drainage

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

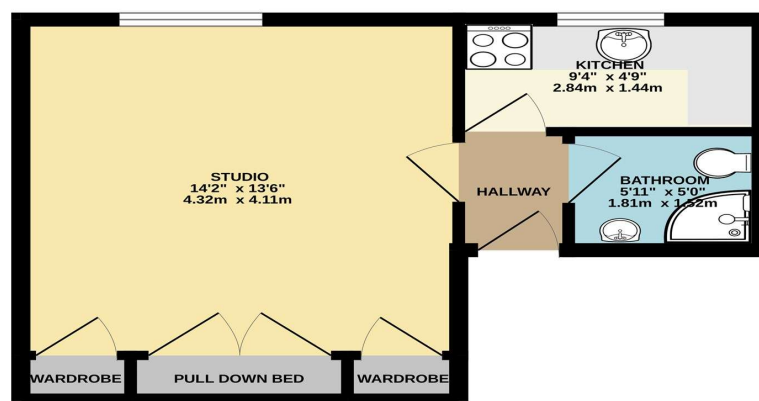
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://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 top floor studio apartment is offered to the market unfurnished with pull out bed. The property is located in the town centre close to shops and local amenities.

## THIRD FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
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## 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**

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