

FLAT 4, MARLBOROUGH COURT  
WESTBOURNE  
Dorset, BH4 8DG

£1,250 PCM

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# SPACIOUS & BRIGHT TWO BEDROOM FIRST FLOOR APARTMENT IN WESTBOURNE

- Two Bedroom First Floor Apartment
- Water Rates Included
- Offered Unfurnished
- Garage & Balcony
- EPC Rating: Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	79	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Reference: 1165623

**Deposit Amount:** £1442.30

**Council Tax Band:** C

**Furnishing:** Unfurnished

**Heating Type:** Gas Central Heating

**Parking:** Garage

**Utilities:** Ask Agent

- Mains Supply Electricity
- Mains Supply Water included
- Main Supply Gas

**Drainage:** Mains Supply Drainage

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

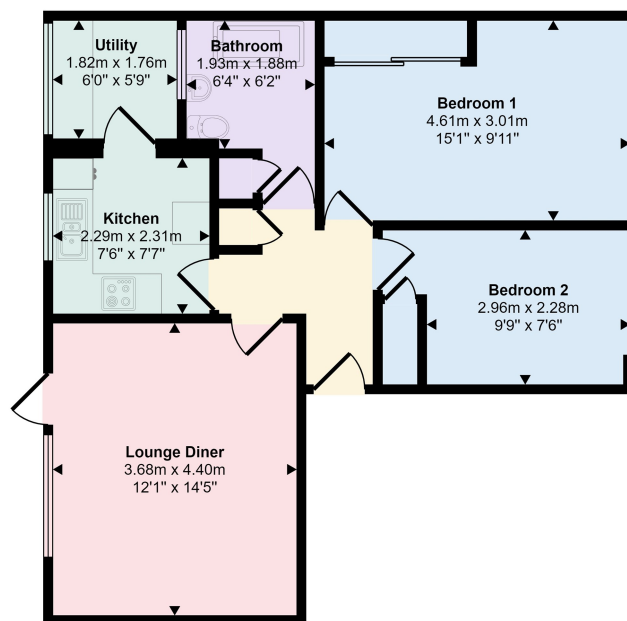
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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)



Situated just a short walk from Westbourne Village this two bedroom apartment is situated on the first floor and comprises of; lounge/dining room with door leading onto southerly facing balcony, kitchen, utility room, bathroom, and two double bedrooms with built in storage.

The property also benefits from a garage. Please note there is no lift at this property. This property is offered to the market unfurnished with water rates included.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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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