



PENTHOUSE 2, PENDENNIS  
BOURNEMOUTH  
Dorset, BH1 3PU

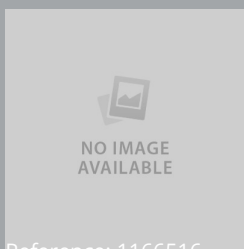
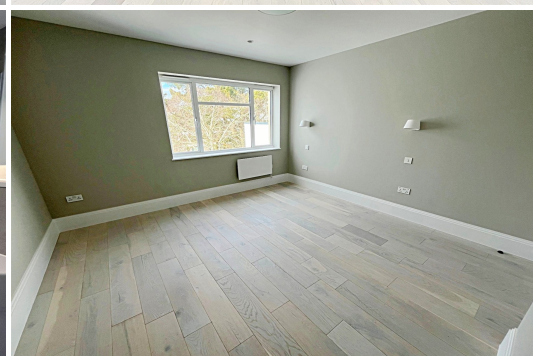
£1,668 PCM

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# BRAND NEW TWO BEDROOM TOP FLOOR APARTMENT WITH TWO BATHROOMS AND ROOF TERRACE.

- Two Double Bedroom Apartment
- Offered Unfurnished
- Top Floor With Roof Terrace
- Brand New
- EPC Rating: Band TBC



Reference: 1166516

**Deposit Amount:** £1924.61

**Council Tax:** Band TBC

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** Limited Ad-Hoc Parking

## Utilities:

Mains Supply Electricity  
Mains Supply Gas  
Mains / Private Supply Water - metered

**Drainage:** Mains 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)

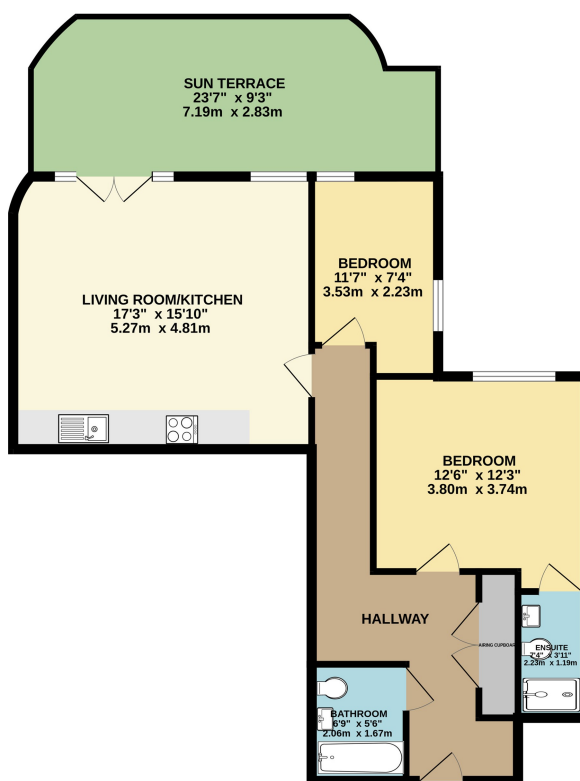
**Flood Risk:** High / Medium / Low / Very Low.  
For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Situated on Derby Road, this exquisite top-floor flat offers luxurious accommodation. Boasting two double bedrooms, two bathrooms, and a sociable open plan living room/kitchen.

The apartment features a modern design, all being brand new. The highlight of this property is the charming roof terrace, perfect for enjoying the outdoors and taking in the views.

Positioned on Derby Road the property is well positioned within easy reach of Bournemouth train station, the town centre and Bournemouth's award winning beaches.

Offered on an unfurnished basis the property does include white goods. There is also limited ad-hoc parking available on a first come first served basis.



## 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 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](mailto:bournemouthlettings@goadsby.com)

114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU