



PENTHOUSE 4, PENDENNIS
BOURNEMOUTH
Dorset, BH1 3PU

£1,500 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 A

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95-100)	A	
(81-94)	B	
(69-80)	C	
(55-68)	D	
(43-54)	E	
(31-42)	F	
(1-30)	G	
Most energy efficient - higher running costs		
Current	Potential	
107	107	
EU Directive 2002/91/EC		
England & Wales		
www.epc-uk.com		



Reference: 1166518

Deposit Amount: £1,788.46

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

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

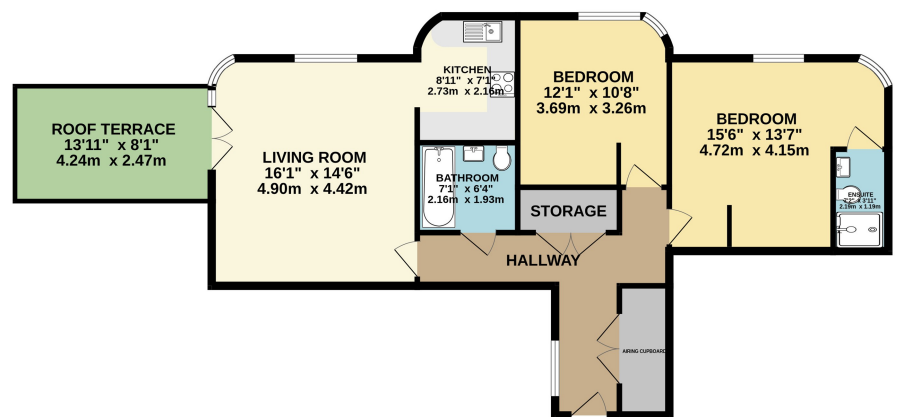
Flood Risk: High / Medium / Low / Very Low.
For more information refer to gov.uk, check
long term flood risk
www.gov.uk/check-long-term-flood-risk

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.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2025

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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