




FLAT 3 SHAFTESBURY LODGE
BOURNEMOUTH
Dorset, BH2 6PB

£1,550 PCM

goadsby.com

EXECUTIVE TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT IN THE SOUGHT AFTER MEYRICK PARK

- Two Double Bedroom Apartment
- Offered Furnished
- Allocated Parking Space & Bike Storage
- Patio Space From Lounge & Kitchen
- EPC Rating: Band C

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| very energy efficient - lower running costs | Current | Potential |
| (95+) A | | 91 |
| (81-94) B | | |
| (69-80) C | 76 | |
| (55-68) D | | |
| (43-54) E | | |
| (31-42) F | | D1 |
| (1-30) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
|  | | |

Reference: 1129508

Deposit Amount: £1788.46

Council Tax: Band D

Furnishing: Furnished

Heating Type: Gas fired Underfloor Heating

Parking: Allocated Parking Space

Utilities:

- 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

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

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



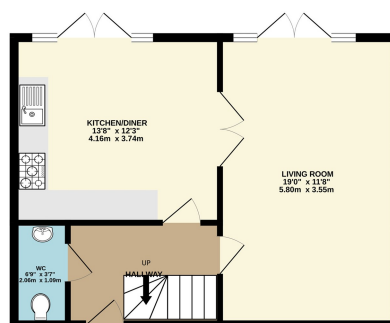
Situated on St. Anthony's Road, this charming split level apartment offers a comfortable and convenient living space. Boasting two double bedrooms and two bathrooms, this apartment is ideal for those seeking a modern and well-appointed home.

The property features a spacious reception room, The kitchen is well-equipped and opens up to a patio space, providing a lovely area for outdoor dining or enjoying a morning coffee. There is also ample space in the kitchen for dining.

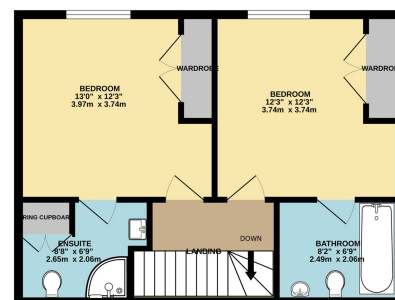
Offered furnished, this apartment also includes an allocated parking space and bike storage, adding to the convenience of city living.

A highly sought after location, the property is positioned in a quiet road next to Meyrick Park and also within easy reach of Bournemouth Town Centre, as well as Charminster and Winton high streets. It is also just a short distance from Bournemouth train station and travel links.

GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix C2025

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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