



10A ACLAND ROAD  
BOURNEMOUTH  
Dorset, BH9 1JJ



£1,050 PCM



# TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE GARDEN - PETS ARE CONSIDERED.

- Two Double Bedroom Apartment
- Offered Unfurnished
- Private Garden
- Close To Local Amenities
- EPC Rating: Band D

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95-100)	A	
(81-95)	B	
(69-81)	C	
(55-69)	D	62
(41-55)	E	
(29-41)	F	
(13-29)	G	69
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 934861

**Deposit Amount:** £1211.53

**Council Tax Band:** B

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** On Street

## 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](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)

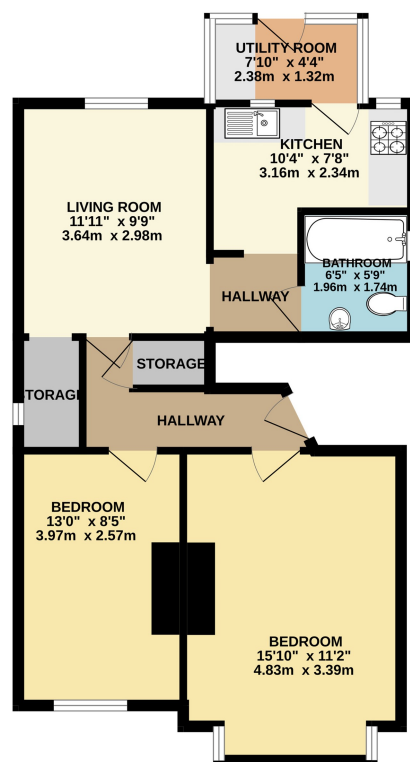
**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This two double bedroom apartment is located on Iceland Road in Charminster and is just a short walk from the high street for local amenities, bus routes and charminster range of cosmopolitan bars/restaurants. The property is the ground floor of a converted house split in two. Upon entry you are welcomed into a spacious hallway off of which are two double bedrooms, and understairs storage. Off the living room there is an additional large storage room, there is also a separate utility room off the kitchen from which the private garden is accessed. The property is offered on an unfurnished basis with white goods included.

Please note the marketing photos were taken prior to the current tenancy in 2020.

GROUND FLOOR



## 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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