



LOWER FLAT, 35 GERALD ROAD
BOURNEMOUTH
Dorset, BH3 7JZ

£1,350 PCM

goadsby.com

DELIGHTFUL TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN

- Two Double Bedroom Apartment
- Offered Unfurnished
- Private Garden & Entrance
- Ground Floor
- EPC Rating: Band C

Energy Efficiency Rating		
Rating	Current	Potential
<small>Best energy efficiency - lower running costs</small> 		
A		
B		
C		
D		
E		
F		
G		
<small>Low energy efficiency - higher running costs</small> England & Wales EU Directive 2002/91/EC www.epc.co.uk		



Reference: 1164970

Deposit Amount: £1557.69

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: No parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

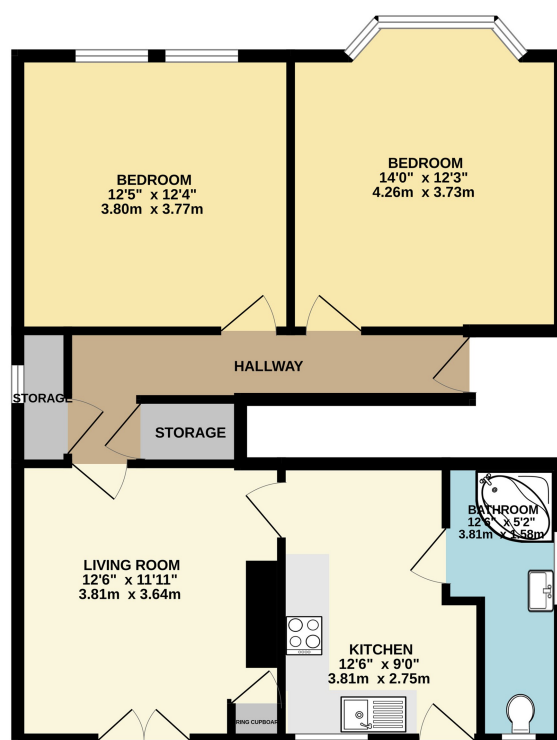
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 in a sought-after location, close to both Winton and Charminster high streets, this charming ground floor apartment offers a comfortable and convenient living space. Boasting two double bedrooms, a modern bathroom and kitchen, and a spacious reception room. The property can be accessed either through the shared entrance on the side of the building or privately at the rear of the building into the kitchen or living room. The private garden is also at the rear of the building and offers a pleasant sunny retreat, there is patio space and lawn. Offered on an unfurnished basis, there is no off-road parking, but there is road parking outside.

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

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644

bournemouthlettings@goadsby.com

114 Old Christchurch Road
 Bournemouth, Dorset
 BH1 1LU