



25 ROSLIN HALL  
EAST CLIFF  
Dorset, BH1 3ES

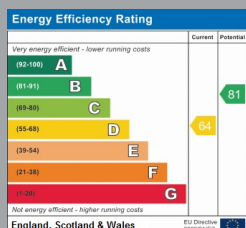
£1,450 PCM

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# TWO BEDROOM APARTMENT ON EASTCLIFF WITH BALCONY AND ALLOCATED PARKING

- Two Bedroom Apartment
- Offered Furnished
- Underground Parking
- Balcony With Sea Glimpses
- EPC Rating: Band D



Reference: 195533

**Deposit Amount:** £1673.07

**Council Tax:** Band D

**Furnishing:** Furnished

**Heating Type:** Electric overnight storage heaters

**Parking:** Allocated Parking Space

**Utilities:**

Mains Supply Electricity  
Mains 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:** 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)



A two bedroom, furnished apartment on the 6th floor of this popular block on Bournemouth's East Cliff, positioned walking distance of Bournemouth Town Centre and the areas award winning beaches. The accommodation comprises of two double bedrooms, family bathroom and separate shower room, a spacious living/dining room with balcony offering sea glimpses and a separate kitchen. The apartment is offered with an allocated underground parking space.

Please note the marketing photos were taken prior to the current tenancy in 2023.



## 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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