



9 HIGHFIELD HALL, 70 CHRISTCHURCH ROAD
BOURNEMOUTH
BH1 3FG

£1,000 PCM

goadsby.com

SPACIOUS ONE BEDROOM APARTMENT IN MODERN GATED DEVELOPMENT.

- One Bedroom Apartment
- Offered Unfurnished
- Parking for One Car
- Brand New Development
- EPC Rating: Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	50	60
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Reference: 936380

Deposit Amount - £1,153.84
Council Tax - Band B

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Allocated Parking Space

Utilities:

Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

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

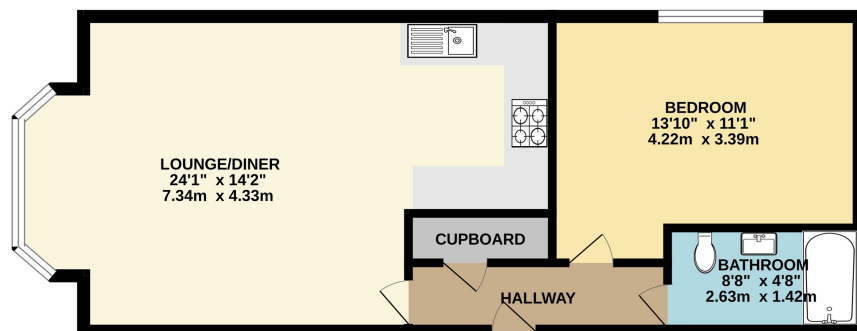
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



This spacious one bedroom first floor apartment is situated on Christchurch Road, whilst being modern it also maintains some character features of the old converted building such as high ceilings and large bay windows. Ideally located close to Bournemouth's award winning beaches, cosmopolitan restaurants and a fine selection of shops. Benefitting from excellent road and rail links means major towns and cities are within easy reach. Built to a high specification throughout the property is within a secure gated development and accessed through a telephone entry system. Once inside the property all principle rooms are off the hallway with a spacious open plan kitchen, living and dining room with ample space for both living and dining furniture. Parking is available for one car. 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 2022



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metroplan ©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.

Goadsby & Harding (Residential) Ltd

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