

12A HANNAH GRANGE  
BOURNEMOUTH  
Dorset, BH1 4SQ

£800 PCM

goadsby.com



# ONE BEDROOM FLAT IN SPRINGBOURNE

- One Double Bedroom Flat
- Offered Unfurnished
- Ad Hoc Permit Parking
- See Description for Water Charges
- EPC rating: Band B

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

Reference: 612126

**Deposit Amount:** £923.07

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric

**Parking:** Ad hoc residence permit parking

**Utilities:**

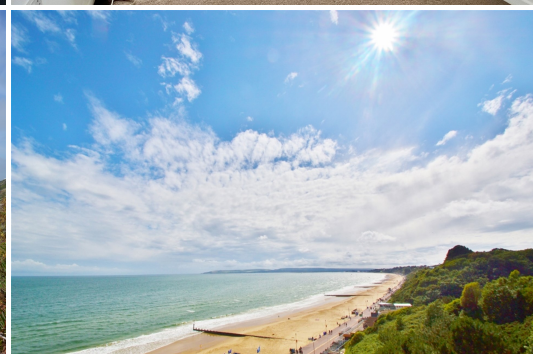
- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Private Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

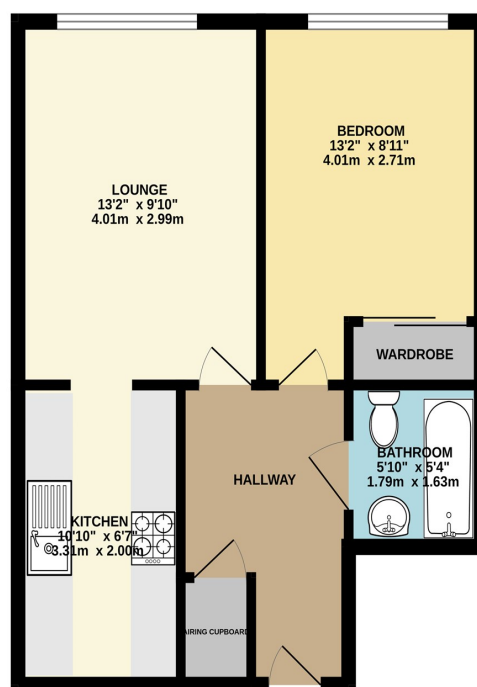
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](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)



One bedroom flat located in Springbourne, offered to the marked unfurnished with electric heating. Ad hoc residence permit parking. Water charges are +£25pcm for 1 Tenant and £35pcm for 2 Tenants, making the rental £875pcm or £885pcm.

## SECOND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix 10/25

## 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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