



FLAT 2, PORTSBRIDGE COURT 11A, WESTOVER
BOURNEMOUTH
Dorset, BH1 2BY

£775 PCM

goadsby.com

ONE BEDROOM
FIRST FLOOR
APARTMENT CLOSE
TO BOURNEMOUTH
PLEASURE
GARDENS IN THE
TOWN CENTRE.

- One Bedroom Apartment
- Offered Part-furnished
- Town Centre Location
- No Parking Included
- EPC Rating: Band C



Energy Efficiency Rating	
Current	Potential
73	85

A: 92-100 (lowest running costs)
 B: 81-91
 C: 69-80
 D: 55-68
 E: 39-54
 F: 21-38
 G: 1-20 (highest running costs)

All energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Reference: 1184717

Deposit Amount: £894.23

Council Tax: Band A

Furnishing: Part Furnished

Heating Type: Electric panel heaters

Parking: No Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

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

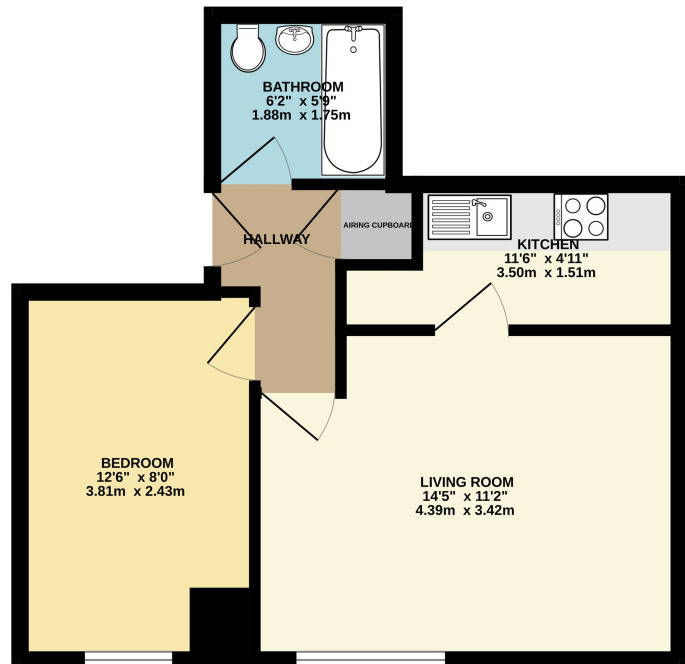
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

One bedroom first floor apartment located on Westover Road in Bournemouth town centre. The property is positioned opposite the Bournemouth pleasure gardens and is well placed for local amenities and bus routes. Offered on a part-furnished basis.

Please note the landlords for this property will require a holding deposit up to a maximum of one week's rent.

This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



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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