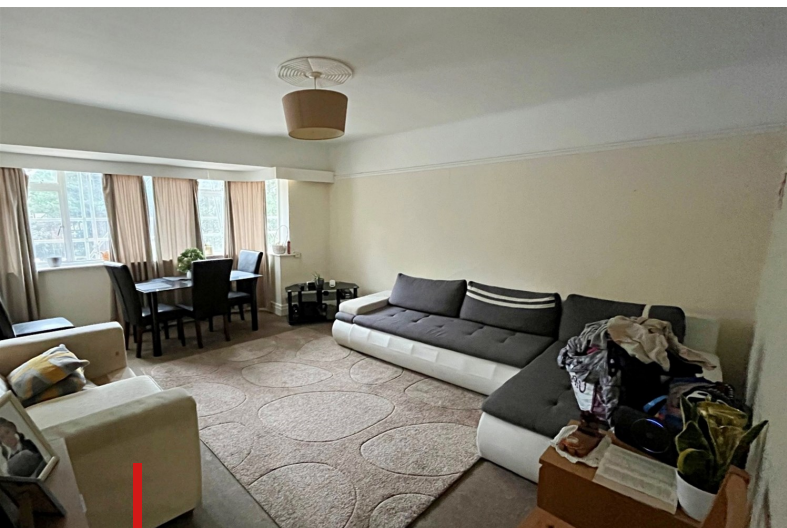




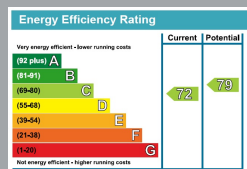
7 PENDENNIS, 7 DERBY ROAD
BOURNEMOUTH
BH1 3PU

£1,200 PCM

goadsby.com

SPACIOUS THREE DOUBLE BEDROOM APARTMENT CLOSE TO THE EAST CLIFF

- Spacious Three Bedroom Flat
- Offered Unfurnished
- Ad Hoc Permit Parking
- Close to Beaches
- EPC Rating: Band C



Reference: 891772

Deposit Amount - £1384.61
 Council Tax - Band D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Ad-Hoc 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

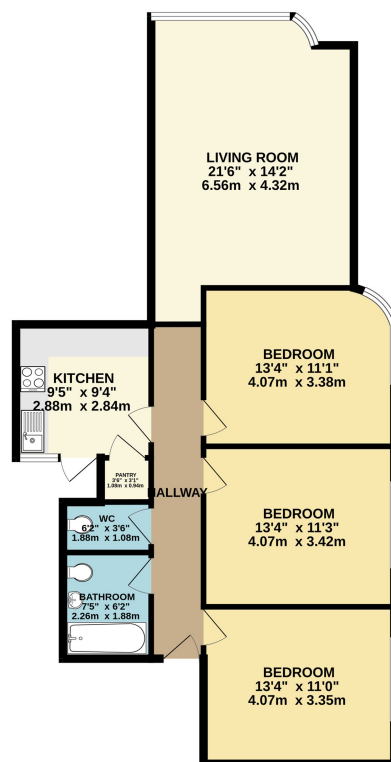
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Spacious three bedroom first floor apartment, located on Derby Road, close to the East Cliff and a walk from beaches and the town centre. All bedrooms are doubles and serviced by a main family bathroom as well as a separate W/C. Offered to the market unfurnished. There are 6 shared parking spaces at the front of the building on an ad-hoc first come first served basis.

Please note the marketing photos were taken prior to the current tenancy in 2024.



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix 62025

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