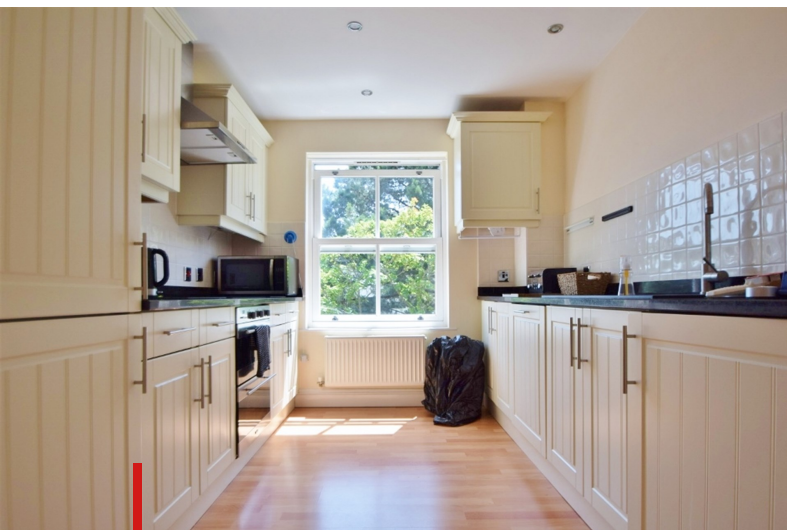




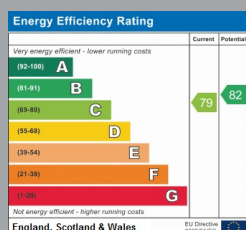
FLAT 34 EMBASSY COURT
BOURNEMOUTH
Dorset, BH1 3DW

£1,400 PCM

goadsby.com

BRIGHT & SPACIOUS TWO DOUBLE BEDROOM APARTMENT IN DESIREABLE BLOCK.

- Two Double Bedroom Apartment
- Offered Unfurnished
- Two Bathrooms
- Parking & Large Balcony
- EPC Rating: Band C



Reference: 876022

Deposit Amount - £1,615.38
Council Tax - Band E

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

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

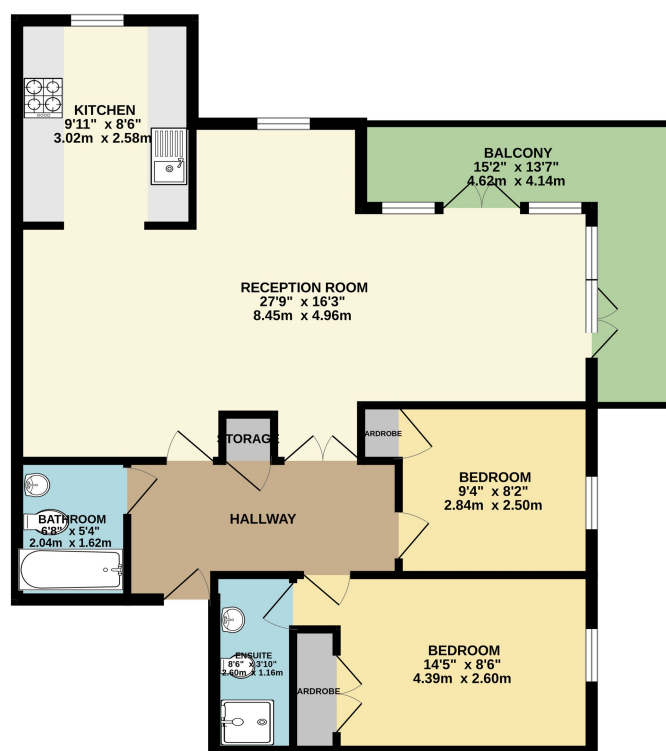
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Two double-bed, 2 bathroom apartment. Rarely available: viewing highly recommended. This bright and spacious two double bedroom apartment is located on Gervis Road on the East Cliff in a very well-maintained block. The property is in an enviable position being just a short walk from the cliff top and the area's award winning beaches. In addition, it is a short walk from Lansdowne for local amenities and travel routes. Situated on the 3rd floor with a lift, the property is bright and airy throughout. You are immediately drawn to the large open plan reception/dining room where there is ample space for comfortable living. There is a large wrap-around balcony accessed from two patio doors in the living room; this adds to the bright dual aspect of the living room. The kitchen is modern and fully fitted with fridge freezer, washing machine, dishwasher and double oven. There are two double bedrooms, the master benefiting from fitted wardrobes and an en-suite bathroom. There is a 2nd family bathroom with shower over the bath. The property is offered on an unfurnished basis and has an allocated parking space and visitor parking for guests.

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 Metropix C2025

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