



FLAT 2

ALUM CHINE  
Dorset, BH4 8EU



£1,300 PCM

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# STUNNING TWO BEDROOM GROUND FLOOR APARTMENT IN ALUM CHINE

- Two Bedroom Ground Floor Apartment
- Available Part-Furnished or Unfurnished
- Parking Space
- Close to Westbourne
- EPC Rating; Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc.eu.com		

Reference: 1187144

Deposit Amount - £1500  
Council Tax - Band C

**Furnishing:** Part-furnished or Unfurnished

**Heating Type:** Gas

**Parking:** One allocated space

**Utilities:**

Mains Supply Electricity  
Mains Supply Gas  
Mains Supply Water

**Drainage:** Mains 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)

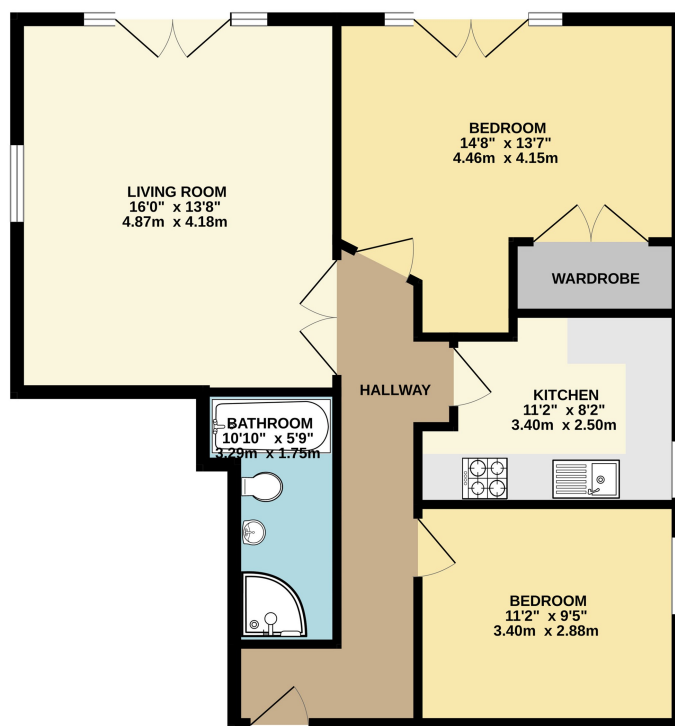
**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This spacious two bedroom apartment is situated close to Alum Chine and also to Westbourne Village. The property comprises of living/dining room with patio doors to rear paved entrance, two double bedrooms, modern bathroom and kitchen. The property also benefits from a parking space and gas central heating.

Landlord advises previous damp treatment under window in Bedroom 2, this treatment is guaranteed for 23 years.

## GROUND FLOOR



## 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.

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