



FLAT 15, VANDALE HOUSE, POST OFFICE ROAD  
BOURNEMOUTH CENTRE  
Dorset, BH1 1AW

£1,585 PCM

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# THREE BEDROOM MODERN APARTMENT WITH LARGE BALCONY

- Three Bedroom Apartment
- Town Centre Location
- Modern Throughout
- Large Balcony
- EPC Rating: Band C

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	80	80
55-68 <b>D</b>		
49-54 <b>E</b>		
45-48 <b>F</b>		
39-44 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc.co.uk		

Reference: 1189350

Deposit Amount - £1,828.84  
Council Tax - Band D

**Furnishing:** Part furnished

**Heating Type:** Gas Heating

**Parking:** No Parking

## 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)

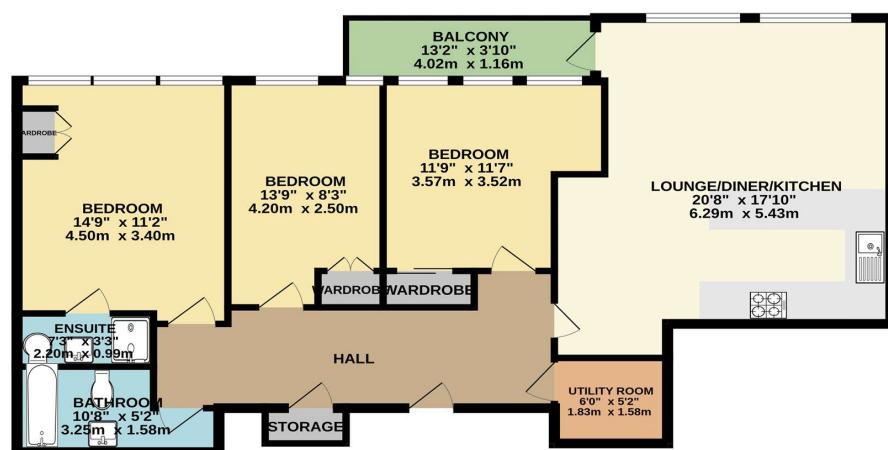
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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)



Located in the centre of Bournemouth, this modern three double bedroom apartment, located on the third floor with lift access. The property boast two bathrooms, integral white goods, under floor heating with individual room thermostats, video intercom and a large balcony off the living area. Viewings are highly recommended with sharers considered. Parking spaces available on a separate licence at £110pcm, subject to availability.

## THIRD FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
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## 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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