



A1 PENDENNIS, 7 DERBY ROAD  
BOURNEMOUTH  
Dorset, BH1 3PU

£1,250 PCM

[goadsby.com](https://goadsby.com)



# NEWLY RENNOVATED TWO BEDROOM, TWO BATHROOM APARTMENT ON THE EAST CLIFF IN BOURNEMOUTH

- SAVE £650 IF YOU MOVE IN HERE!
- Two Bedroom Apartment
- Newly Rennovated
- Offered Unfurnished
- EPC Rating: Band D

Energy Efficiency Rating		
Energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	55
49-54	E	
35-48	F	
21-34	G	
Energy inefficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Reference: 1187056

**Deposit Amount:** £1442.30

**Council Tax:** Band TBC

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** Ad-Hoc limited spaces

**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](http://www.ofcom.org.uk/phones-and-broadband)

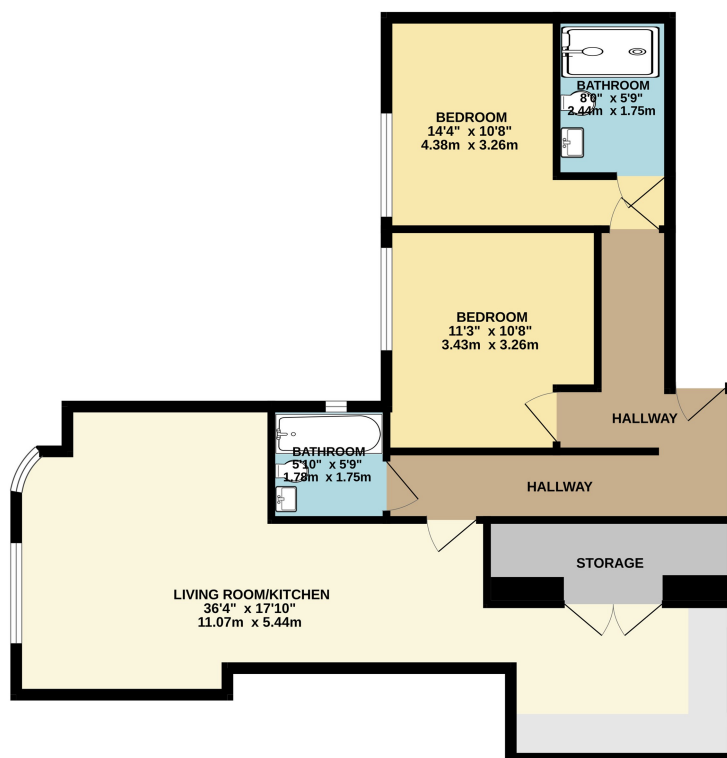
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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 brand new two bedroom apartment is located on Derby Road on the East Cliff and is just a short distance to both Bournemouth beach and the train station. There are two double bedrooms, an en-suite bathroom and main family bathroom. There is a large open plan living room/kitchen with ample separation space, in addition there is a utility cupboards/storage space. The property is all brand new and provided with fridge freezer and washing machine. There is ad-hoc parking available on a first come first served basis. Offered unfurnished.

## GROUND FLOOR



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**

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