

PENTHOUSE 3, PENDENNIS
BOURNEMOUTH
Dorset, BH1 3PU

£1,350 PCM

goadsby.com

BRAND NEW TWO BEDROOM TOP FLOOR APARTMENT WITH TWO BATHROOMS AND ROOF TERRACE

- Two Bedroom Penthouse Apartment
- Offered Unfurnished
- Brand New
- Private Roof Terrace
- EPC Rating: Band A

| Energy Efficiency Rating | | |
|---|----------|--|
| Most energy efficient - lower running costs | | |
| (95-100) | A | |
| (81-94) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epc-uk.com | | |

Reference: 1166517

Deposit Amount: £1,557.69

Council Tax: Band TBC

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Limited Ad-Hoc Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Private 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



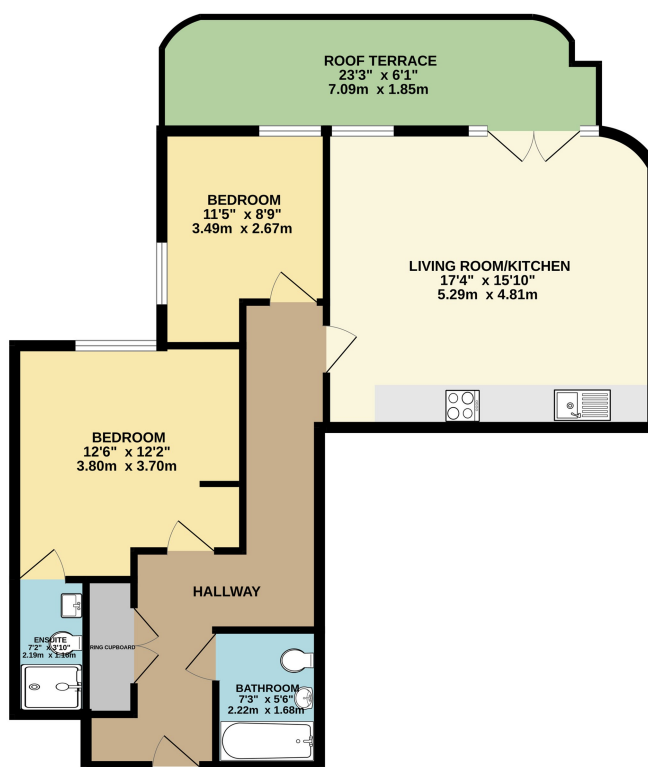
Situated on Derby Road, this exquisite top-floor flat offers luxurious accommodation. Boasting two double bedrooms, two bathrooms, and a sociable open plan living room/kitchen.

The apartment features a modern design, all being brand new. The highlight of this property is the charming roof terrace, perfect for enjoying the outdoors and taking in the views.

Positioned on Derby Road the property is well positioned within easy reach of Bournemouth train station, the town centre and Bournemouth's award winning beaches.

Offered on an unfurnished basis the property does include white goods. There is also limited ad-hoc parking available on a first come first served basis.

727 sq.ft. (67.5 sq.m.) approx.



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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