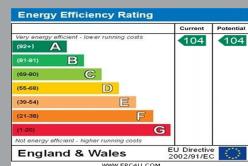


PENTHOUSE 3, PENDENNIS  
BOURNEMOUTH  
Dorset, BH1 3PU

£1,350 PCM

# 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



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](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, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

01202 544644

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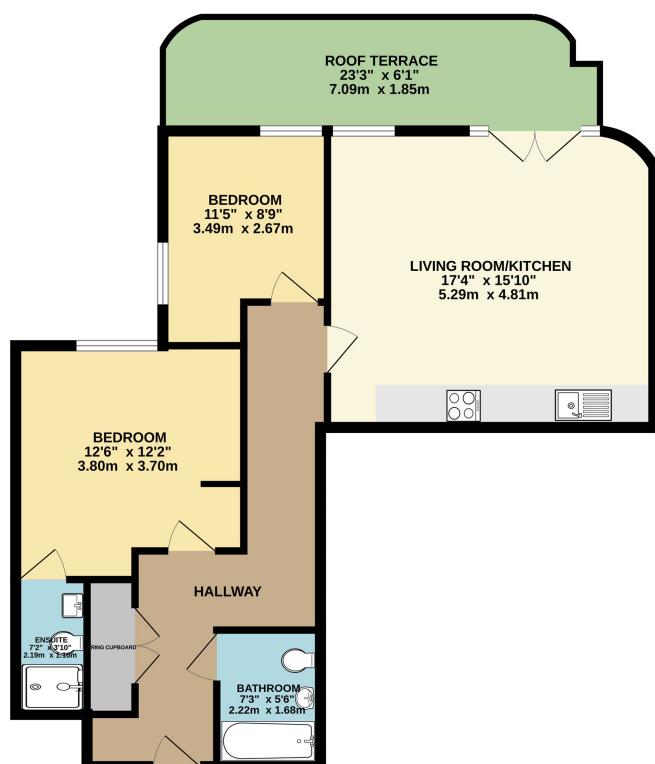
Situated on Derby Road, this exquisite top-floor flat offers luxurious accommodation. Boasting two double bedrooms, two bathrooms, and a sociable open plan living room/kitchen.

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. 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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This Floor Plan is for guidance only and is NOT TO SCALE.

Map produced by Metrux © 2017 Metrux Ltd.

Goadsby & Harding (Residential) Ltd

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