



12 CANFORD CHAMBERS, 22 ST PETER'S ROAD
BOURNEMOUTH
Dorset, BH1 2LE

£775 PCM

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

CONVENIENTLY POSITIONED AND MODERN TOWN CENTRE STUDIO APARTMENT.

- Studio Apartment
- Offered Furnished
- Modern Throughout
- Town Centre Location
- EPC Rating: Band C

Energy Efficiency Rating		
Rating	Current	Potential
<small>Rating is an estimate based on lower running costs.</small>		
A		
B		
C		
D		
E		
F		
G		
<small>Most energy efficient - higher running costs</small>		
England & Wales		
<small>EU Directive 2002/91/EC</small>		
<small>www.epc.co.uk</small>		

Reference: 919048

Deposit Amount: £894.23

Council Tax: Band A

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: No parking

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

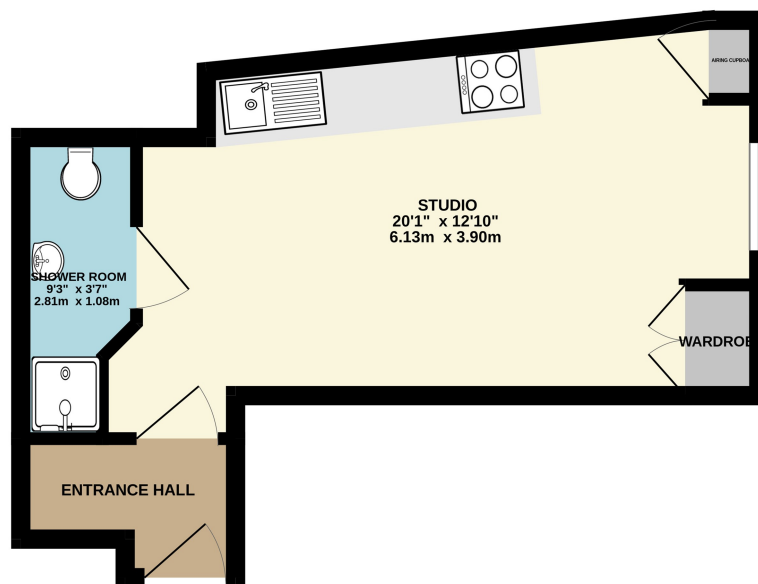
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: Refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Located within Bournemouth Town Centre, this modern studio flat is offered to the market furnished with white goods provided. Laminate flooring throughout with built in wardrobes and separate bathroom within. The property boasts being close to transport links, local shops, restaurants and award winning beaches.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2024

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
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644
bournemouthlettings@goadsby.com

114 Old Christchurch Road
 Bournemouth, Dorset
 BH1 1LU