



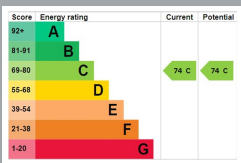
**FLAT 5**  
SOUTHBOURNE  
Dorset, BH6 5AE

£865  
PER CALENDAR MONTH

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

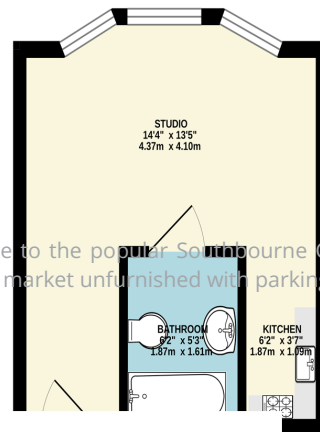
# FIRST FLOOR STUDIO APARTMENT LOCATED IN SOUTHBOURNE

- Studio Apartment
- First Floor with Parking
- Southbourne Location
- Modern Throughout
- EPC Rating: Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



Reference: 1114419

**Council Tax:** Band A

**Deposit Amount:** £1009,61

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators /

**Parking:** Unallocated Off Road Parking Space

**Utilities:** Ask Agent

Mains / Private Supply Electricity

Mains / Private Supply Gas

Mains / Private 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:** High / Medium / Low / Very Low.

For more information refer to gov.uk, check long term flood risk

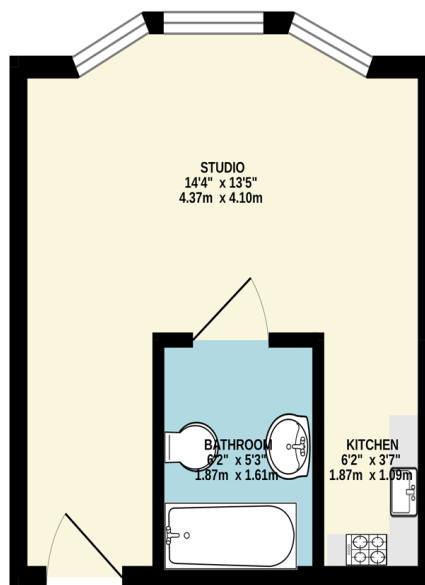
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

First floor studio apartment located in Southbourne, close to the popular Southbourne Grove, transport links and award winning beaches. Offered to the market unfurnished with parking.

The Landlord requires a Guarantor to be in place

Photos from previous tenancy 2023.

GROUND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA - 186 sq.ft. (17.3 sq.m.) approx.  
This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropac C2024

**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 432188  
southbourne@goadsby.com

31 Southbourne Grove

Southbourne  
Bournemouth, Dorset  
BH6 3QT