



## Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £775 PCM



STUDENT LET - LANSDOWNE STUDIO ONLY £178 PER WEEK, BILLS INCLUDED

3 ROOMS REMAINING FOR AUGUST/SEPTEMBER MOVE INS

Bracken House is located in the heart of Lansdowne offering 120 studio flats, Bracken House's individual studio apartments boast the latest compact personal food preparation areas with a 2 ring hob, fridge with freezer section, microwave, sink and drainer, and storage cupboard. A select number of studios also have further access to a larger shared kitchen/living space shared between 5 studios.

All apartments have full en-suite facilities including showers and are furnished throughout with quality, modern furniture. Each studio has a double bed and provides a great space for you to study or relax. Bracken House studios are spacious and available across 6 floors, with the upper floors giving panoramic views across Bournemouth.

Features and facilities:  
Bills included  
2 minutes' walk from the beach  
Laundry facilities on site  
24 hour CCTV  
In the heart of the city centre

EPC Rating:C  
Council Tax Band:A

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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