



Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £650 PCM



This furnished studio apartment is **AVAILABLE NOW!** Located in the heart of Lansdowne, the property is close to local amenities, travel links and the famous Bournemouth beaches!

Suitable for single occupants, the property consists of a double bed, wardrobe, drawers, desk and chair. It has an en-suite bathroom and small kitchenette unit comprising of a double hob, fridge and sink.

NB: The rent does not include bills and the essential bill package of £125 pcm includes: wifi, heating, water, sewerage and electric. (we are unable to include council tax unless you are a student with an exemption certificate). Single occupancy benefits from a 25% council tax reduction.

Council Tax Band: lowest - 'band A'
EPC Rating: C

Call now to enquire.

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			
England & Wales			EU Directive 2002/91/EC



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