



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



STUDIOS FROM ONLY £650 PER MONTH!

Bracken House is located in the heart of Lansdowne. 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.

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 relax. Bracken House studios are spacious and available across 6 floors, with the upper floors giving panoramic views across Bournemouth.

Only £350 deposit.


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

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



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