



## Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £695 PCM

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Bracken House's individual studio apartments boast the latest compact personal food preparation areas with a 2 ring hob, fridge with freezer section, sink and drainer, and storage cupboard. All apartments have full en-suite facilities and are furnished throughout.

Rent is inclusive of utility bills and free broadband access. Deposits are only £350 per room.

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) <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		
	76	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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