



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



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, 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 study, work 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
Very 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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