



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



TOWN CENTRE STUDIOS ONLY £695 PER MONTH INCLUDING BILLS! (exc.council tax)

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.

The weekly rent is inclusive of utility bills (excluding council tax) 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 |
| 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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