



**20-28 Cotlands Road, Bournemouth, BH1 3BU**  
**£610**

 **1**  **1**  **0**  **C**

ALL BILLS INCLUDED (exc. council tax)

This self contained studio is AVAILABLE NOW! Offered on a furnished or unfurnished basis, this property comes with an en-suite bathroom and kitchen unit.

All utilities are included (exc. council tax)

Council Tax 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 |
| 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                     |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.