

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

FLOOR PLAN



7 Rosemount Road
Bournemouth, BH4 8HB, £1,300 PCM

MAIN FEATURES

- Two Double Bedrooms
- Ground Floor Flat
- Separate Kitchen
- Bathroom with Bath
- Offered Unfurnished
- Gas Central Heating and Double Glazing
- Off Road Parking
- Popular Alum Chine Location
- Tax Band C
- Available 17th June

Property Details

Lovett Estate Agents are delighted to offer for let this charming two double bedroom ground floor apartment with its own private entrance, situated in the sought after location of Alum Chine. Close to the picturesque village of Westbourne with its array of bars, restaurants and local shops. Upon entry you will be greeted by a large entrance hallway leading to a very impressive lounge/diner with original feature fireplace & bay window allowing plenty of natural light. The separate kitchen includes white goods with ample workspace & storage room. Master bedroom with wardrobe storage, a good size



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second double and modern family bathroom with shower over bath, basin & WC. Additional benefits include Gas central heating, double glazing, communal garden, one off road parking space to the front of the building and storage cupboards. The property is a short walk to the beach and Westbourne Village with transport links easily accessible.

Tax Band C / EPC Rating D
Available 17th June



£1,300 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

