

**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**



**13 St Johns Road**  
Bournemouth, BH5 1EQ, £795 PCM

## MAIN FEATURES

- Studio Flat
- Maisonette Bed
- Ground Floor Flat
- Kitchen with Undercounter Space
- Bathroom with Shower
- Offered Unfurnished
- Water and Heating Included
- Off Road Parking
- Tax Band A
- Available Immediately

## Main Description

Lovett International are pleased to offer this well presented ground floor studio flat with maisonette bed, kitchen with undercounter space for white goods and bathroom with shower. The property is offered unfurnished with heating included in the rent October - April. Benefits include first come first serve parking and Electric Underfloor heating. Short walk to Boscombe Beaches. This property would be ideal for a single working professional. Available Immediately



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**£795 PCM**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

