

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



**Flat 4, 25 Studland Road**  
Bournemouth, BH4 8HZ, £1,200 Per Month

## MAIN FEATURES

- Two Double Bedrooms
- Top Floor Flat
- Separate Kitchen with White Goods Included
- Bathroom with Bath and Overhead Shower
- Offer Furnished
- Gas Central Heating and Double Glazing
- One Allocated Parking Space
- Located in the Alum Chine Area
- Tax Band C
- Available 11th September

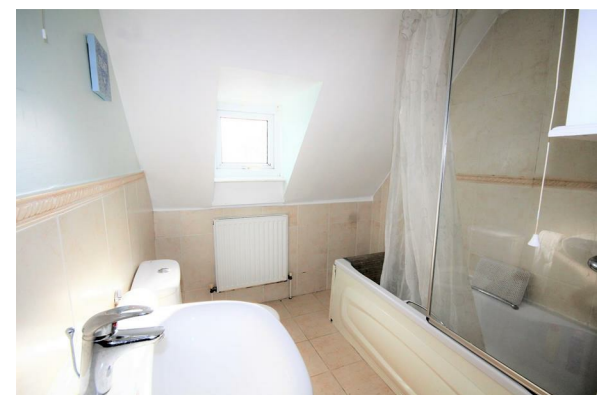
## Property Details

Lovett international are pleased to offer this well presented two double bedroom top floor flat with separate kitchen and spacious lounge/diner. Bathroom with bath and overhead shower, the property is offered furnished with gas central heating and double glazing throughout, benefiting from off road parking and situated in a popular location of Alum Chine, just a short walk away from local amenities and the beautiful seafront. This property would be ideal for a small working professional family or couple.

Council Tax Band C / EPC Rating E  
Available 11th September



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**£1,200 Per Month**

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		48	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

