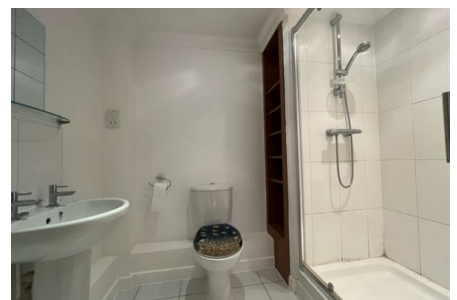


## Castlemain Avenue, Bournemouth, BH6 5EH



**£950 Per Calendar Month**



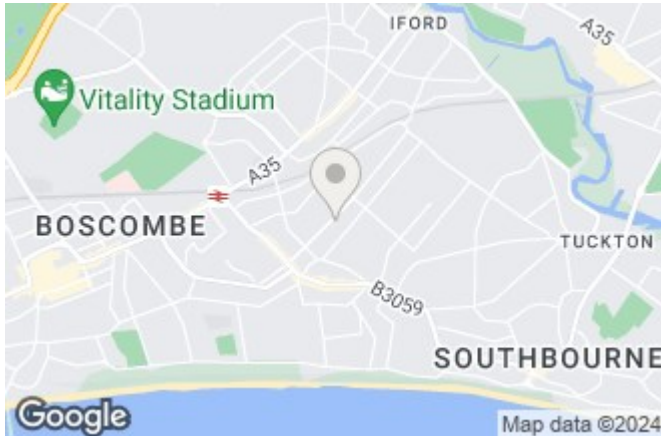
**\*\* MODERN ONE BEDROOM FIRST FLOOR FLAT \*\* GREAT LOCATION IN SOUTHBOURNE \*\* OFF ROAD PARKING \*\* BEAUTIFUL HARD FLOOR THROUGHOUT KITCHEN/LOUNGE \*\***

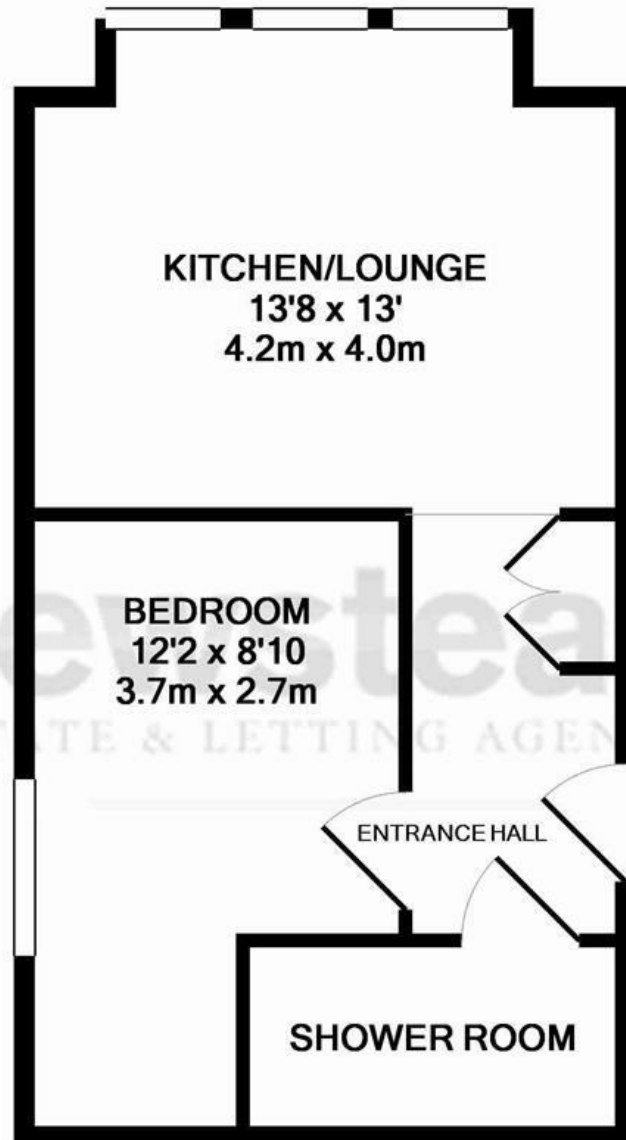
This one bedroom first floor flat was built in 2006 and is of a modern specification throughout. There is a lounge with open plan modern kitchen, one double bedroom and modern shower room.

There is the benefit of all you'd expect with a modern build like this, such as UPVC double glazing and central heating as well as parking for one car.

Deposit £1096

Council tax band A





TOTAL APPROX. FLOOR AREA 361 SQ.FT. (33.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		75	75
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	