

## Boveridge Gardens, Bournemouth, Dorset BH9 3RF



**£900 Per Calendar Month**



1-Bedroom Maisonette to Let – Boveridge Gardens, Bournemouth, Dorset, BH9 3RF

Discover this bright and well-presented one-bedroom maisonette located in a peaceful residential area of Bournemouth. Perfect for professionals or couples, this charming property offers comfortable living in a sought-after location.

#### Property Features:

Spacious open-plan living and dining area with plenty of natural light

Modern kitchen with ample storage and worktop space

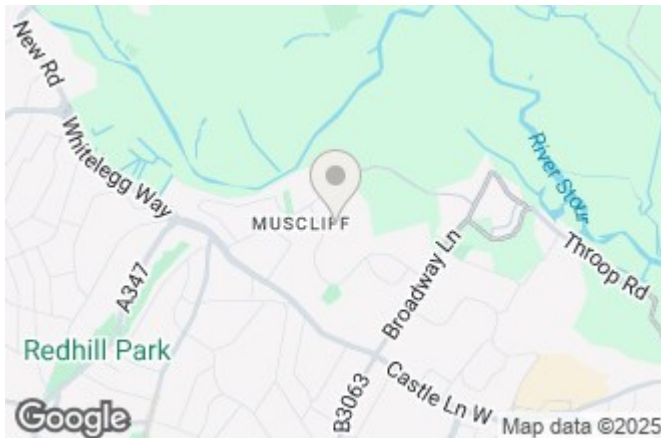
Comfortable double bedroom

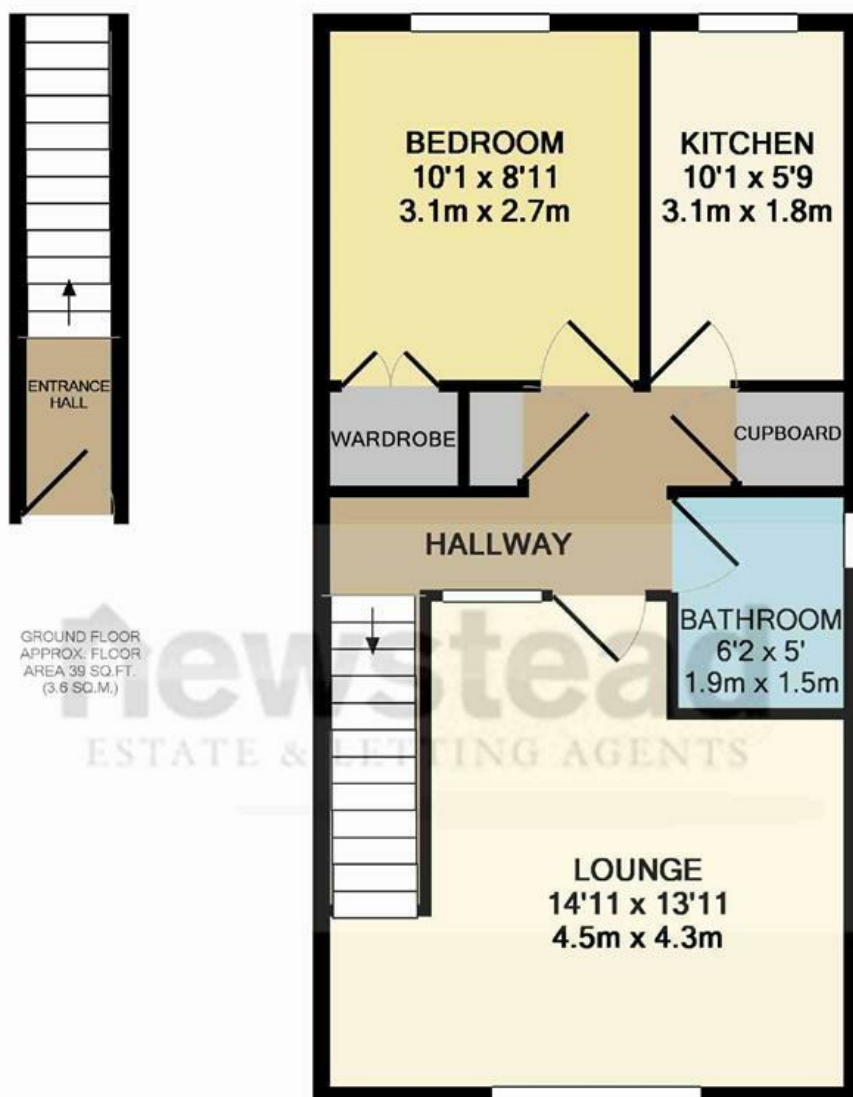
This one bedroom first floor flat is made to high standard to include a new bathroom with shower over bath, a new modern kitchen with built in oven and hob. There is an entrance hall with space for coats and shoes leading up to a landing with plenty of fitted storage. The lounge/diner is bright and sunny and there is a good sized double bedroom with fitted wardrobes. The property is all double glazed and has electric heating.

Outside there is plenty of on road parking in the cul-de-sac as well as an allocated space for one car at the rear.

The property is just a short walk from the local convenience store and doctors' surgery at Muscliff.

Available NOW  
Council Tax Band B





**1ST FLOOR**  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.2 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	74
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			
(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		60	66
EU Directive 2002/91/EC			