



FLAT 10 MONARCH COURT
WESTBOURNE
Dorset, BH4 8DG

£1,450 PCM

[goadsby.com](https://www.goadsby.com)

SPACIOUS THREE
BEDROOM TOP
FLOOR APARTMENT
SITUATED IN THE
GOLDEN GRID
CLOSE TO
WESTBOURNE

- Three Bedroom Top Floor Apartment
- Garage
- Balcony
- Unfurnished
- EPC Rating: Band E



Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	76
	39
<small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	
<small>www.epc4u.com</small>	

Reference: 1147855

This bright and spacious three bedroom top floor apartment is situated in the sought after location of the golden grid close to Westbourne Village. The property comprises of three bedrooms, spacious living area with southerly facing balcony, kitchen, cloakroom and bathroom. The property also benefits from a garage and ample storage. Please note this property does not have a lift and the Fridge Freezer in the kitchen is not included. Please note the rent is inclusive of water/sewerage rates.

Deposit Amount: £1673.07

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Electric Storage Heaters

Parking: Garage

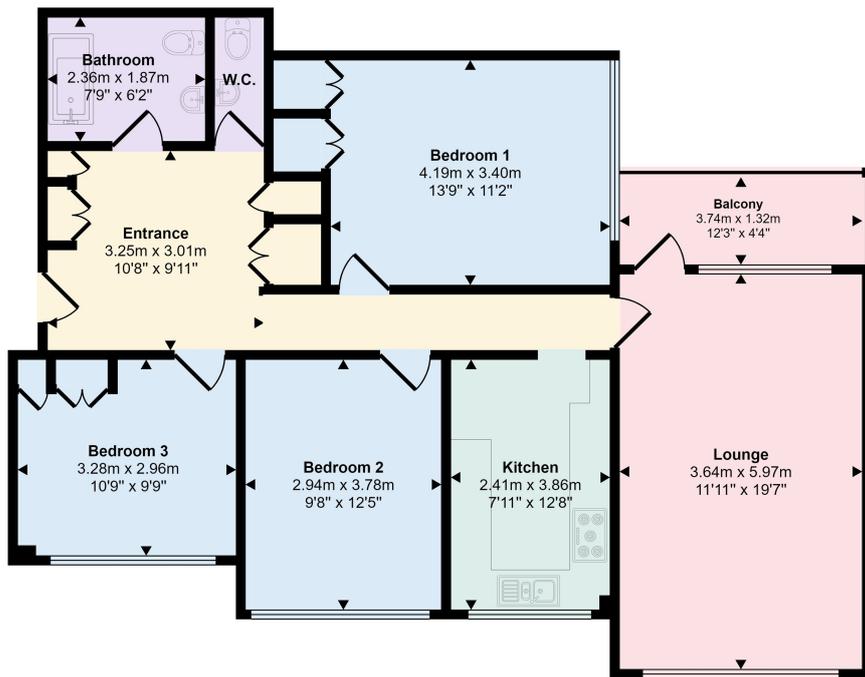
Utilities: Ask Agent
Mains Supply Electricity
Mains Supply Water

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd
Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644
bournemouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU