



**C8 PINE GRANGE**  
BOURNEMOUTH  
Dorset, BH1 2PH

£950 PCM

[goadsby.com](http://goadsby.com)

# SPACIOUS STUDIO APARTMENT IN TOWN CENTRE LOCATION.

- Spacious Studio Apartment
- Offered Unfurnished
- Ad Hoc Resident Parking
- Seasonal Heating and Hot Water Included
- EPC Rating - Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 867620

Deposit Amount - £1,038.46  
Council Tax - Band B

**Furnishing:** Optional

**Heating Type:** Gas Central heating

**Parking:** Ad Hoc Parking

**Utilities:** Ask Agent

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This studio apartment offers spacious accommodation in a well maintained block in Bournemouth's Town Centre. Upon entering the flat, and off a small entrance hall, there is a shower room and separate toilet. The main living area is divided in to a sleeping area with separate wardrobe/dressing room and a living area with space for a dining table. The spacious kitchen is equipped with white goods. Offered on an unfurnished basis the property is offered with residents ad hoc parking and the rent includes seasonal hot water and heating. The property is on the second floor with lift access.

Please note the marketing photos were taken prior to the current tenancy in 2022.



**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.

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