



FLAT 7, THE PINES 16A, MADEIRA ROAD
BOURNEMOUTH
Dorset, BH1 1AF

£1,300 PCM

goadsby.com

MODERN TWO BEDROOM FIRST FLOOR APARTMENT WITH TWO BATHROOMS AND ALLOCATED PARKING CLOSE TO TOWN CENTRE.

- Two Bedroom Apartment
- Offered Furnished
- Balcony & Parking
- Modern Throughout
- EPC Rating: Band B

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (85+)		83
B (81-84)		83
C (75-80)		
D (69-74)		
E (63-68)		
F (55-62)		
G (49-54)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Reference: 1186268

Deposit Amount: £1500

Council Tax: Band C

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

Utilities:

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

Drainage: Mains Supply Drainage

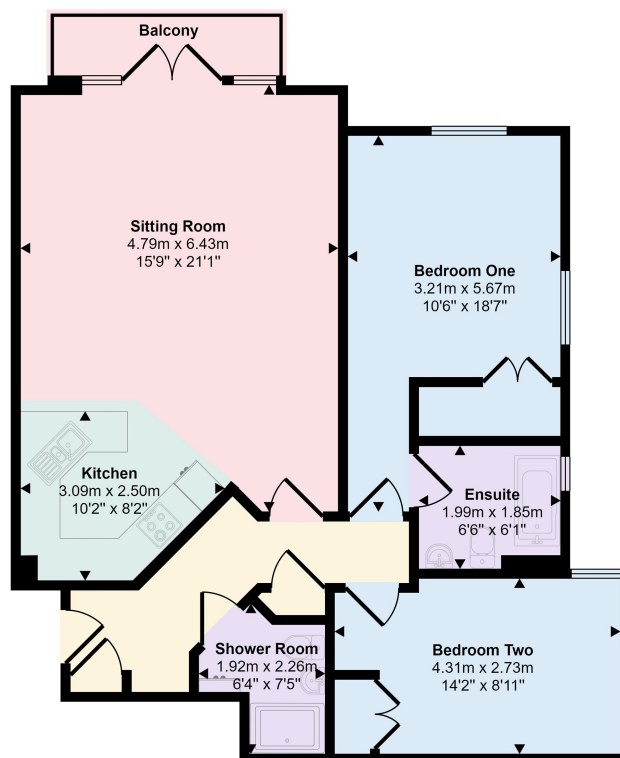
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Situated on the first floor of a well-maintained building on Madeira Road, this modern two-bedroom apartment offers a stylish and comfortable living space available for rent at £1,300 per calendar month. The property is presented furnished and benefits from a spacious reception area, two contemporary bathrooms, and a private balcony, providing an ideal setting for relaxation. Additional features include secure allocated parking



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.

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