



FLAT 4 LONSDALE HOUSE
BOURNEMOUTH
Dorset, BH3 7LY



£1,350 PCM

goadsby.com

UNFURNISHED TWO DOUBLE BEDROOM APARTMENT WITH ALLOCATED PARKING,

- Two Bedroom Apartment
- Offered Unfurnished
- Allocated Parking
- Two Bathrooms
- EPC Rating: Band B

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95-100)	A	
(81-94)	B	
(69-80)	C	
(55-68)	D	
(43-54)	E	
(31-42)	F	
(1-30)	G	
Not energy efficient - higher running costs		
Current	Potential	
82	82	
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 612222

Deposit Amount - £1,557
Council Tax - Band B

Furnishing: Unfurnished

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

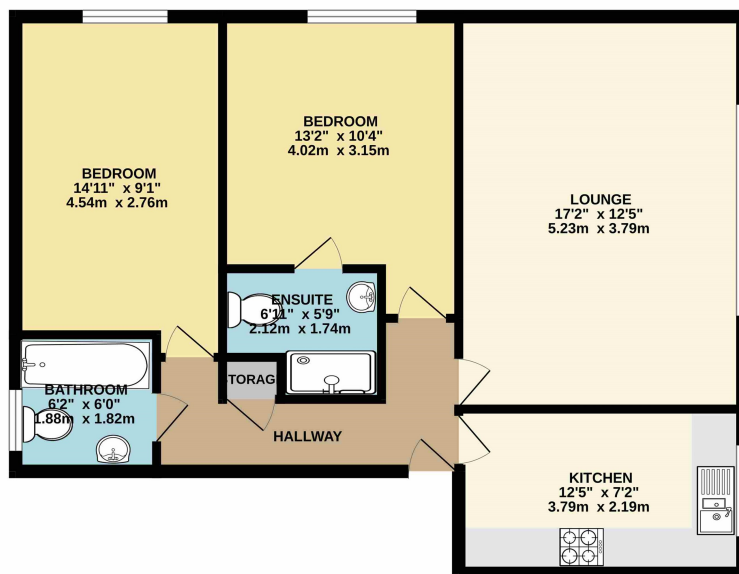
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Two bedroom first floor apartment offered to the market unfurnished, located in a popular residential location close to situated between Winton and Talbot Woods. The Double bedrooms, modern kitchen and bathroom along with en-suite shower room and spacious living room. The property is offered unfurnished and with one allocated parking space.



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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

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