goadsby

# 422A LYMINGTON ROAD

HIGHCLIFFE

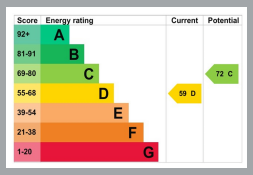
BH23 5HE

£1,275 PCM

goadsby.com

# NEWLY DECORATED TWO BEDROOM FLAT ABOVE SHOPS WITH OFFICE / STUDY ROOM & PARKING

- Two Bedroom Flat above Shops
- Convenient Location in Highcliffe
- Private Entrance & Study/Office
- Offered Unfurnished with Balcony
- EPC Rating: Band D




Reference: 1210252

**Deposit Amount:** £1,471

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Gas

**Parking:** 1 parking space

**Utilities:**

Mains Supply Electricity
Mains Supply Gas
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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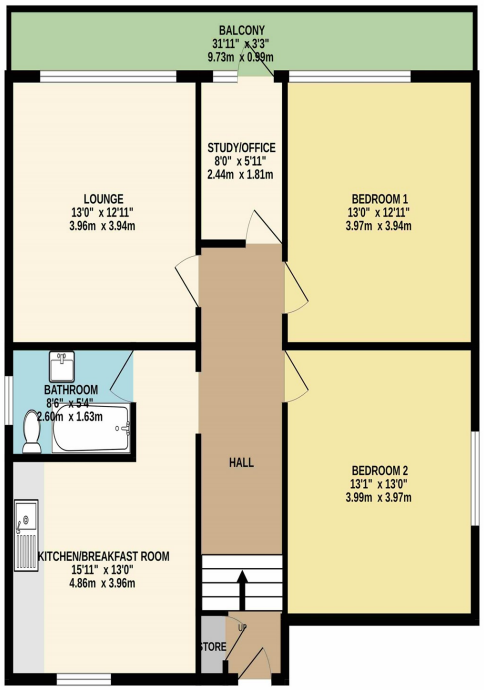
31 Southbourne Grove

Southbourne
Bournemouth, Dorset
BH6 3QT

Newly decorated two-bedroom first-floor flat, situated above shops in a convenient location in Highcliffe, the property offers easy access to local amenities and transport links.

The accommodation comprises two bedrooms, a modern bathroom, spacious lunge, study/office space. The flat benefits from a private entrance and a balcony. Offered unfurnished with one parking space.

FIRST FLOOR





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**
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