



FLAT 9 ROSE LODGE
BOURNEMOUTH
Dorset, BH1 1RQ

£1,350 PCM

goadsby.com

STUNNING TOP FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS

- Two Bedroom Apartment
- Allocated Parking Space
- Offered Unfurnished
- Desirable Location
- EPC Rating: Band C

Energy Efficiency Rating		
	Current	Potential
Band A (92-100) Most energy efficient - lower running costs		
Band B (81-91)		
Band C (69-80)		
Band D (55-68)		
Band E (39-54)		
Band F (29-38)		
Band G (1-28) Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc.co.uk		

Reference: 1137385

Deposit amount: £1,557

Council Tax: Band C

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

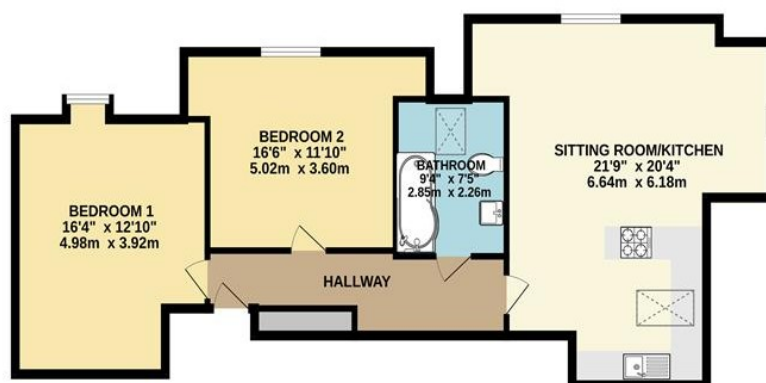
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Rose Lodge is enviably located in the ever sought after Dean Park, within walking distance of Bournemouth Town Centre with its array of shops, restaurants and award winning beaches. The block is accessed via secure entry phone system. Upon entering the apartment, you are welcomed into a spacious entrance hall with doors leading to all principle rooms. The sitting/dining room is an impressive size, offering ample space for both living and dining furniture. The modern fitted kitchen offers a range of base fitted and wall mounted units as well as integrated appliances and a breakfast bar. Both bedrooms are doubles. Further benefits include allocated parking, double glazing throughout, gas central heating and this apartment is offered to market unfurnished.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Mapbox (2024)

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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