



FLAT 4A EDEN HOLME  
BOURNEMOUTH  
Dorset, BH1 3AT

£1,450 PCM

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

# SPACIOUS THREE DOUBLE BEDROOM APARTMENT ON THE EAST CLIFF WITH STUNNING SEA VIEWS

- Three Double Bedroom Apartment
- Stunning Sea Views
- Ad Hoc Parking & Communal Garden
- Spacious Throughout
- EPC Rating: Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		79
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 959881

Deposit Amount - £1788.46

Council Tax - Band C

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Ad-Hoc Permit Parking

**Utilities:**

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

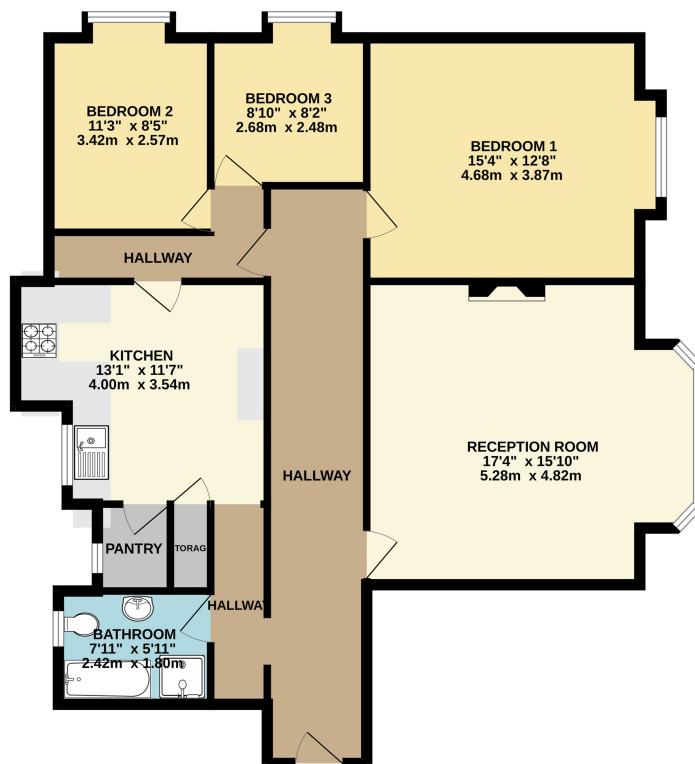
**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](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 spacious three double bedroom apartment is located on Grove Road on the East Cliff with stunning sea views and direct access from the grounds on to the clifftop. Accessed through a secure entry system you are welcomed into a vast entrance hallway off of which are three double bedrooms all serviced by a family bathroom with bath and shower cubicle, a large living room with ample space for living/dining furniture, kitchen with additional pantry and storage room. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT TO SCALE  
 Made with Metropix ©2020

**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.

01202 544644  
 bournemouthlettings@goadsby.com

114 Old Christchurch Road  
 Bournemouth, Dorset  
 BH1 1LU

Goadsby & Harding (Residential) Ltd  
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280