



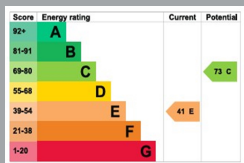
FLAT 1, RUSSELL MOUNT 28-30, BRANKSOME  
BRANKSOME WOOD ROAD  
Dorset, BH4 9JN

£1,150 PCM

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

# TWO BEDROOM RAISED GROUND FLOOR FLAT ON BRANKSOME WOOD ROAD

- Two Bedroom Raised Ground Floor Flat
- Offered Unfurnished
- Ad Hoc Parking
- Water & Sewerage Included
- EPC Rating: Band E



Reference: 1209994

**Deposit Amount:** £1,326.00

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric

**Parking:** Ad hoc first come first served

## 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)

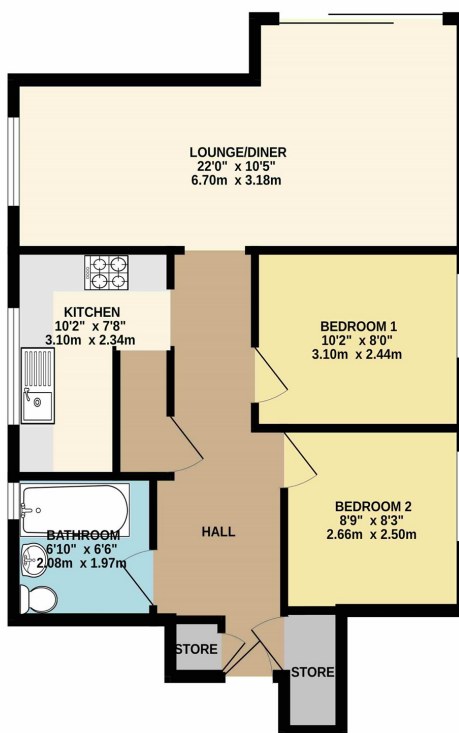
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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)



Well-proportioned two-bedroom raised ground floor flat situated on Branksome Wood Road. The property comprises two bedrooms, a spacious lounge diner, bathroom with bath and overhead shower and kitchen. Offered to the market unfurnished. Residents benefit from ad hoc parking facilities and inclusive water and sewerage charges.

GROUND 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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