



FLAT 1, 11 WOOTTON GARDENS
BOURNEMOUTH
Dorset, BH1 1PW

£600 PCM

goadsby.com

TOWN CENTRE STUDIO FLAT WITH SEPARATE KITCHEN & BATHROOM

- Studio Apartment
- Offered Unfurnished
- Kitchen & Shower Room
- Close To Town Centre
- EPC Rating: Band E

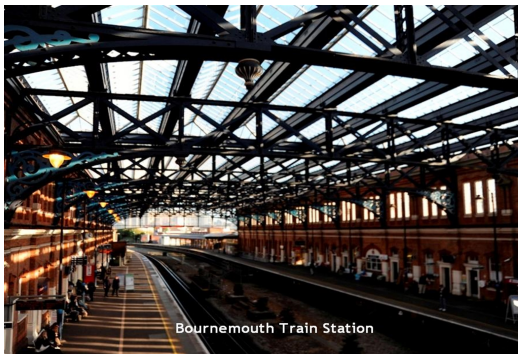
Energy Efficiency Rating		Current	Potential
89-100	A		
81-88	B		
69-80	C		74
55-68	D	52	
49-54	E		
45-48	F		
1-44	G		

Not energy efficient - higher running costs

England & Wales

EU Greenleaf 2002/91/EC

www.epc.co.uk



Reference: 601386

Deposit Amount: £692.30

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric

Parking: No Parking

Utilities:

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

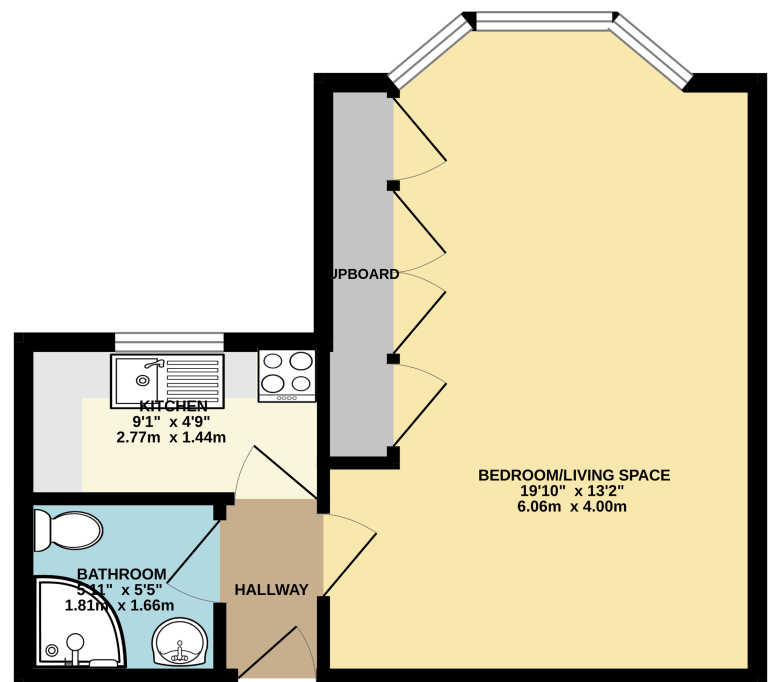
Drainage: Mains Supply Drainage

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

This ground floor studio apartment is offered to the market unfurnished and benefits from separate shower room and separate kitchen. The property is on Wootton Gardens which is located in the heart of Bournemouth town centre.



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.

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