



FLAT 4

BOURNEMOUTH CENTRE
Dorset, BH2 5LS

£950 PCM

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

ONE DOUBLE BEDROOM APARTMENT WITH BALCONY IN THE TOWN CENTRE.

- One Bedroom Apartment
- New Throughout
- Offered Unfurnished
- Balcony
- EPC Rating: Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reference: 1175187

Deposit Amount: £1,096.15

Council Tax: Band A

Furnishing: Unfurnished

Heating Type:

Parking: No parking included

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

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

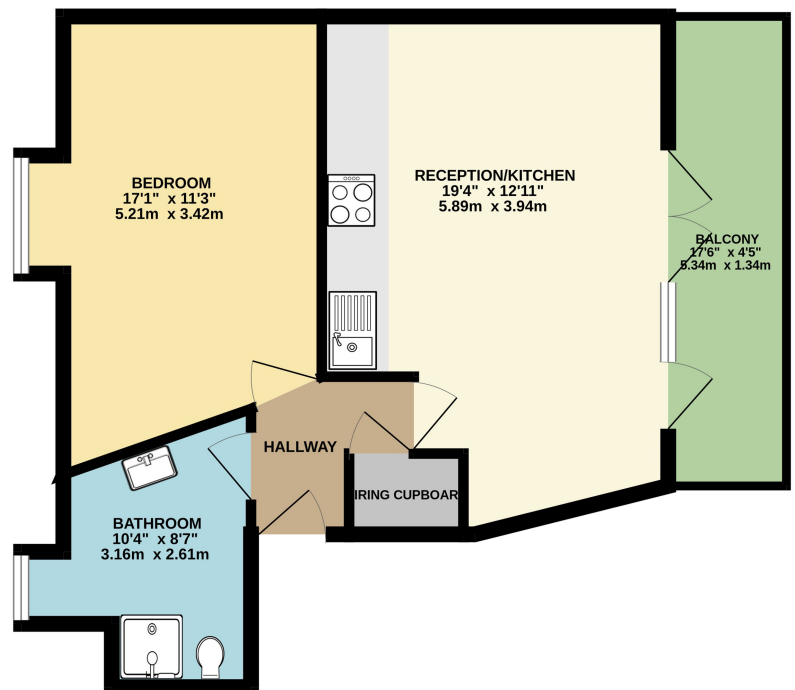
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

Situated in the heart of Bournemouth Town Centre, this one-bedroom apartment on Avenue Lane offers a modern and convenient lifestyle.

This first-floor flat boasts a double bedroom, ideal for those contemporary living space. The property features an open-plan kitchen and reception area

With its central location, residents can enjoy easy access to local amenities, shopping centres, restaurants, and entertainment options. Additionally, the apartment also includes a balcony. No parking included.



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.

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

01202 544644
bournemouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU