



10 ARNEWOOD COURT  
BOURNEMOUTH  
Dorset, BH2 5ET

£1,150 PCM

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

# SPACIOUS TWO BEDROOM APARTMENT IN THE WEST CLIFF AREA

- Two Double Bedrooms
- Unfurnished
- £60pcm for secure underground parking
- £35 for Water/Sewage Charges
- EPC Rating - Band D



Energy Efficiency Rating	
Current	Potential
<small>Best energy efficient - lower running costs</small> A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (1-38)	
<small>Not energy efficient - higher running costs</small>	
England & Wales	
<small>EU Directive 2002/91/EC</small>	
<small>www.epc.co.uk</small>	

Reference: 783402

**Deposit Amount:** £1,326.00

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** Extra £60pcm subject to availability

**Utilities:**

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

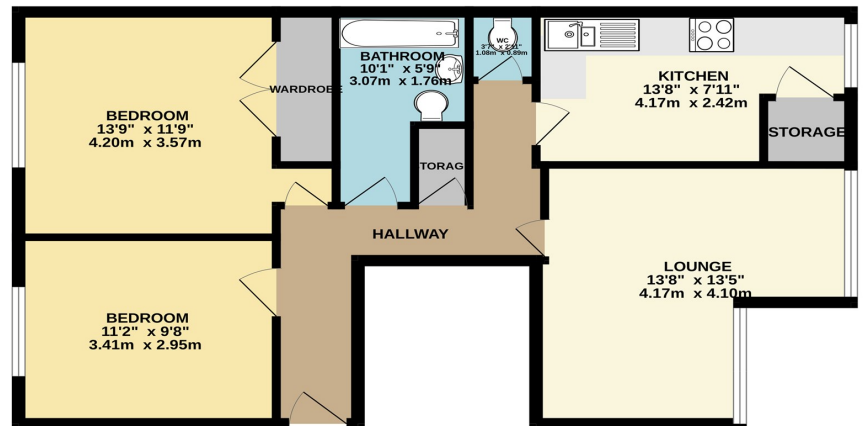
**Drainage:** Mains Private Supply Drainage

**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)

Spacious two double bedroom ground floor flat is located on West Cliff Road just a short walk from the cliff top and areas prestigious beaches. Visitor parking and a large living area. The property is offered on an unfurnished basis. Water rates +£35pcm making the rental £1,185pcm. Allocated parking space is an extra £60pcm subject to availability.



This Floor Plan is for guidance only and is NOT TO SCALE  
 Made with Metropix 05026

**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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