



FLAT 19 PENDENNIS
BOURNEMOUTH
Dorset, BH1 3PU



£1,250 PCM

goadsby.com

LARGE THREE BEDROOM APARTMENT ON THE EAST CLIFF

- Large Three Bedroom Flat
- Offered Unfurnished
- Close to the East Cliff
- Spacious Throughout
- EPC Rating: Band D

Energy Efficiency Rating		
Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

www.epc.co.uk

Reference: 717931

Deposit Amount: £1442.30

Council Tax: Band D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Limited Ad-hoc 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

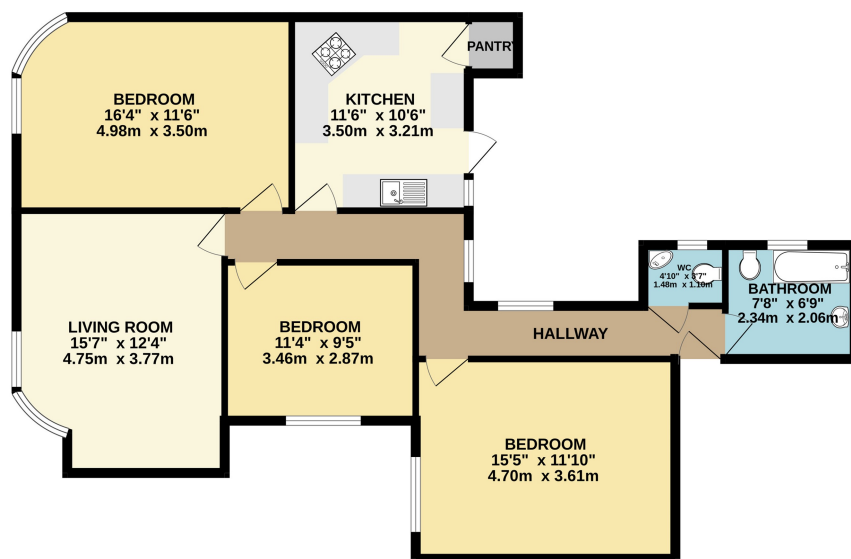
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Located close to East Cliff, this spacious three bedroom, first floor flat is offered to the market unfurnished. Limited ad hoc permit parking and a walk from local transport links and shops.

Please note the marketing photos were taken prior to the current tenancy in 2021.



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.

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