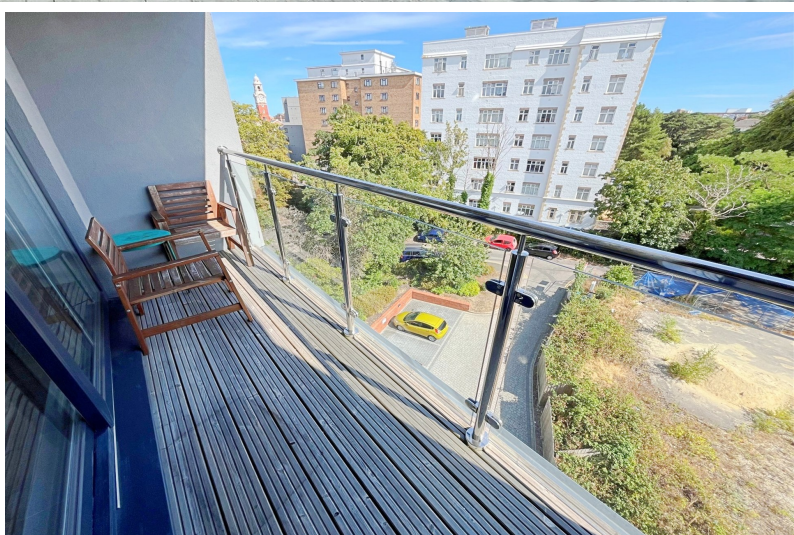




30 STATUM

BOURNEMOUTH

Dorset, BH1 1AY

£1,050 PCM

goadsby.com

MODERN ONE BEDROOM 5th FLOOR APARTMENT WITH BALCONY IN THE TOWN CENTRE.

- One Bedroom Apartment
- Offered Furnished
- Modern Features & Balcony
- Ad-Hoc Off Road Parking
- EPC Rating: Band B

Energy Efficiency Rating		
Rating	Current	Potential
A (89-95)		
B (81-88)	86	86
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

Reference: 1130698

Deposit Amount: £1153.84

Council Tax: Band B

Furnishing: Furnished

Heating Type: Electric panel heaters

Parking: Unallocated Off Road Parking With Valid Permit Displayed

Utilities: Ask Agent
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

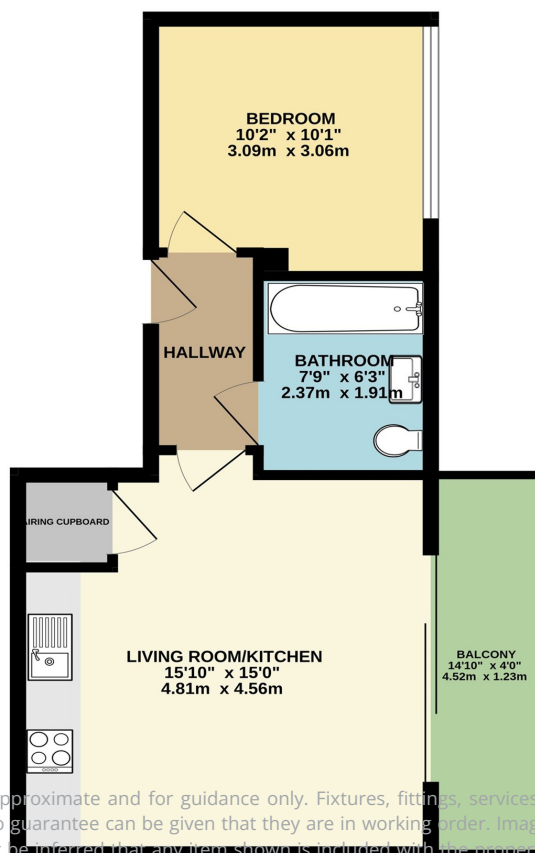
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



This one bedroom apartment is located on Wootton Mount in the town centre, and is ideally located close to the high street for amenities and local travel routes. The property is accessed through a secure entry phone system and is on the fifth floor of the building. The living room is bright and spacious and has sliding doors out onto the south facing balcony. The kitchen is open plan with the living room, there is a range of wall and floor mounted units. The bedroom is also bright with a large floor to ceiling south facing window. The apartment is serviced by a family bathroom with shower over bath. Offered on an furnished basis with ad-hoc parking and modern energy efficient features such as an air source heat pump water heater.

Development: The site next door to the property is due to be developed and may affect the tenant of this property whilst development is ongoing.



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 seek the relevant 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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