



FLAT 2, 10 AVENUE LANE  
BOURNEMOUTH  
Dorset, BH2 5LS



£1,150 PCM

# BRAND NEW TWO DOUBLE BEDROOM APARTMENT IN THE TOWN CENTRE

- Two Bedroom Apartment
- Offered Unfurnished
- Brand New
- Outside Space
- EPC Rating: Band D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	82	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC  
www.EPCAU.COM

Reference: 567915



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

This second-floor flat boasts two double bedrooms, ideal for professionals or a small family seeking 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 offers outside space.

**Deposit Amount:** £1326.92

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Air Source Heat Pump - Underfloor - Electric

**Parking:** No Parking

**Utilities:**

Mains Supply Electricity  
Mains 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)

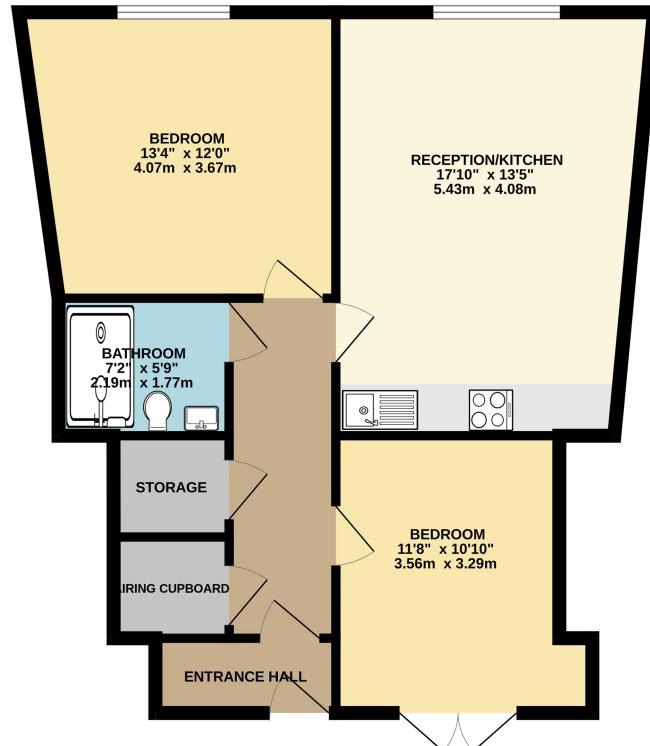
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

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#### 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

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