




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

£1,150 PCM

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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			Current	Potential
<i>Very energy efficient - lower running costs</i>				
(90-100)	A			
(81-90)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
<i>Not energy efficient - higher running costs</i>				
England & Wales			EU Directive 2002/91/EC	

Reference: 567915

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

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

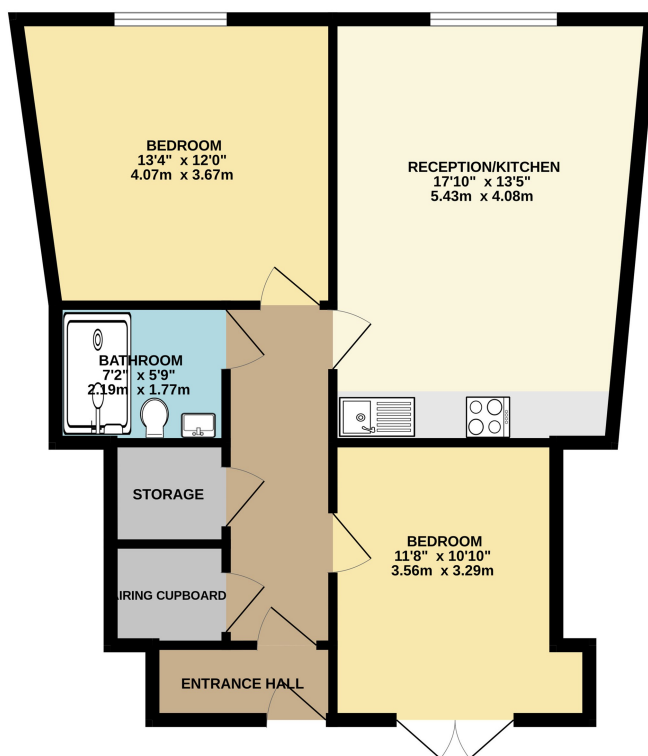
Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Situated in the heart of Bournemouth Town Centre, this 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.



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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