



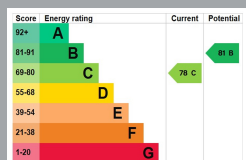
FLAT 89 THE CHOCOLATE BOX  
BOURNEMOUTH  
Dorset, BH1 3NA

£975 PCM

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

# MODERN ONE BEDROOM APARTMENT WITH SECURE ALLOCATED PARKING & SEA GLIMPSES.

- Modern One Bedroom Apartment
- Offered Unfurnished
- Secure Allocated Parking
- Town Centre Location
- EPC Rating: Band C



Reference: 1019414

**Deposit Amount:** £1,125

**Council Tax:** Band TBC

**Furnishing:** Unfurnished with wardrobe

**Heating Type:** Electric

**Parking:** 1 space

**Utilities:**

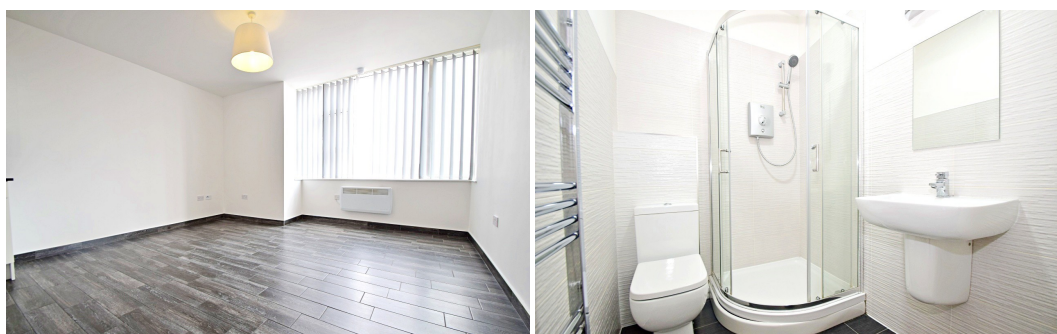
- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

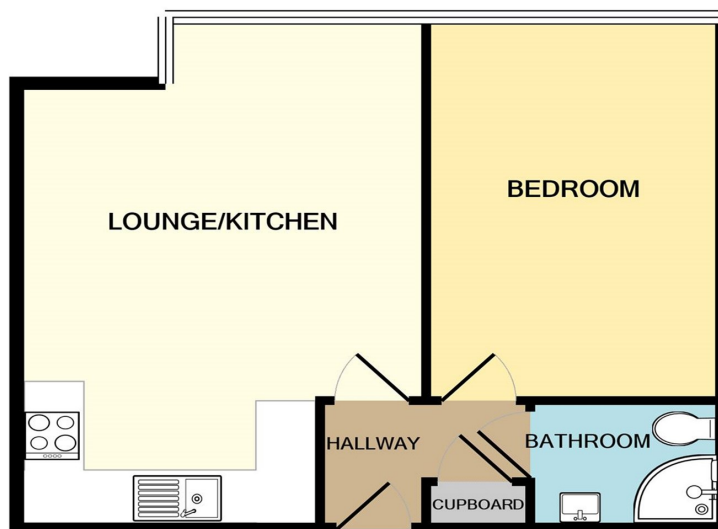
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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)



This modern one bedroom 8th floor apartment is located on Christchurch Road close to the Lansdowne in Bournemouth. The property is well positioned for access to local amenities and Bournemouth train station. Upon entry to the building there is a large lobby with post-boxes for the apartment, there is then lift or stairs up to the 8th floor. Upon entry to the apartment you are welcomed into the hallway off of which is access to all the principle rooms. The living room and kitchen is bright and open plan, the kitchen comes fitted with fridge/freezer and washing machine and also has ample cupboard space. The bedroom is provided with a large triple wardrobe and is serviced by a separate shower room. There is a secure allocated parking space and sea glimpses above the rooftops. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2021

## 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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