



FLAT 49, CRAGHEAD
BOURNEMOUTH
Dorset, BH1 3JF

£1,500 PCM

goadsby.com

DELIGHTFUL TWO BEDROOM SEASIDE APARTMENT WITH STUNNING VIEWS AND COMMUNAL SWIMMING POOL

- Two Bedroom Apartment
- Offered Unfurnished
- Balcony With Sea Views
- Ad-Hoc Parking & Garage
- EPC Rating: Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-101) A		74
(81-90) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		84
(13-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Reference: 1210110

Deposit Amount: £1730

Council Tax: Band E

Furnishing: Unfurnished

Heating Type: Electric

Parking: Ad-Hoc Parking and Garage

Utilities:

Mains Supply Electricity
Mains Supply Water

Drainage: Mains Supply Drainage

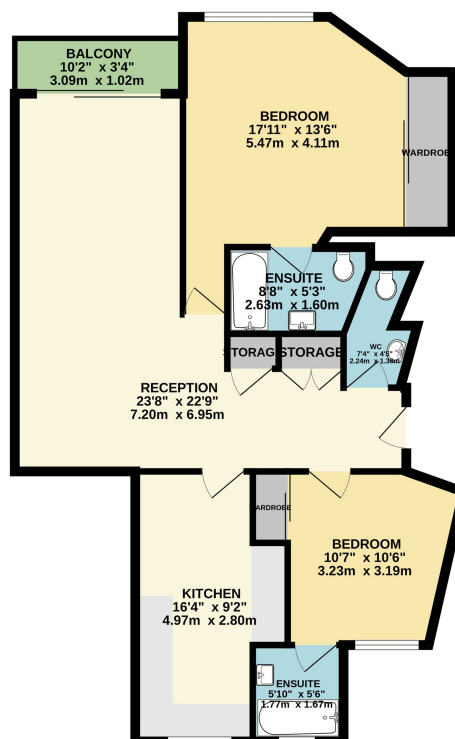
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 delightful two bedroom seaside apartment is located on Manor Road in the sought after East Cliff. The property is spacious throughout with two large double bedrooms both with fitted wardrobe space and en-suite bathrooms, in addition there is a separate W/C in the hallway. The living space is large with ample room for living and dining furniture and off of which is the balcony with stunning sea views to the east over Hengistbury Head and the Isle of Wight. The kitchen is modern having been recently refurbished and fitted with appliances, there is also space for a breakfast table. Offered on an unfurnished basis, there is also an underground garage for parking or storage space, there is also overground parking on an ad-hoc permit basis.



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, 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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