



FLAT 2 WOODVIEW
BOURNEMOUTH
Dorset, BH2 6PD

£1,250 PCM

goadsby.com

SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT IN MEYRICK PARK

- Two Double Bedroom Apartment
- Offered Part-Furnished
- Two Bathrooms
- Off-Road Parking
- EPC Rating: Band C

Energy Efficiency Rating			Current	Potential
Most energy efficient - lower running costs				
90-100 A				
81-90 B				
69-80 C				
55-68 D				
39-54 E				
21-38 F				
1-20 G				
Least energy efficient - higher running costs				
England & Wales			76	80
EU Directive 2002/91/EC				

Reference: 127975

Deposit amount £1,442
Council Tax Band B

Furnishing: Part Furnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

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

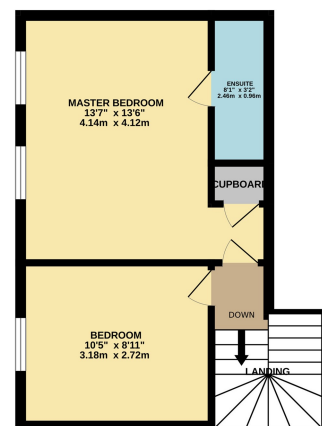
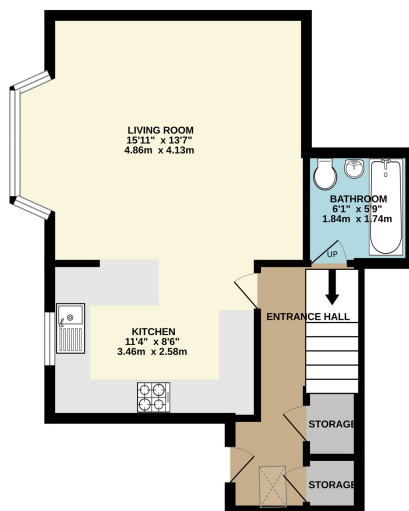
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This spacious two bedroom split level apartment is located on St Anthonys Road in Meyrick Park. The property is in a quiet location in proximity to both Bournemouth town centre and Charminster high street as well as backing onto Meyrick Park. Upon access to the apartment the ground floor consists of a large open plan kitchen/living area, there are two storage cupboards, a smaller one which also houses the combi boiler, and a larger under stairs cupboard. Also on the ground floor is the main family bathroom with shower above the bath. Moving to the first floor there are the two bedrooms both doubles, the master also benefits from an en-suite shower room. There is an off road parking space for one car, and the property is offered on a part-furnished basis which includes white goods and drawers/bedside tables for the master bedroom.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix C2024

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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