



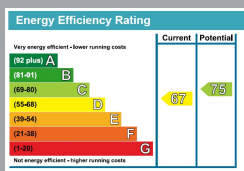
9 BEAU COURT  
WESTBOURNE  
BH4 8BX

£1,375 PCM

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

# TWO BEDROOM APARTMENT IN THE GOLDEN GRID.

- Two Double Bedroom Flat
- Unfurnished
- Garage
- Balcony
- EPC Rating: Band B



Reference: 191634

**Deposit Amount:** £1586.53

**Council Tax Band:** D

**Furnishing:** Unfurnished

**Heating Type:** Gas Central Heating

**Parking:** Garage

**Utilities:** Ask Agent  
Mains Supply Electricity  
Mains Supply Water  
Main Supply Gas

**Drainage:** Mains Supply Drainage

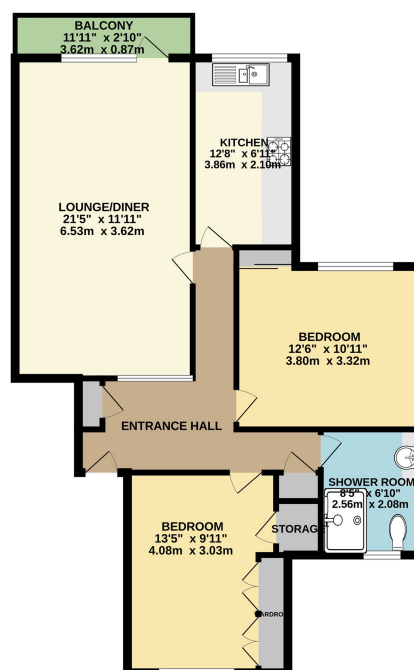
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

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

**Flood Risk:** Very Low. 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)



Located in the popular Golden Grid, this two bedroom top floor apartment is offered to the market unfurnished. The property is well presented throughout and comprises of; two double bedrooms, a large lounge/ diner, balcony and modern shower room. The property also has a garage. Please note this property does not have a lift.



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix (2020)

## 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.

01202 544644  
bournemouthlettings@goadsby.com

114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU

**Goadsby & Harding (Residential) Ltd**

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280