



FLAT 8 SIENNA, ST PETER'S ROAD
BOURNEMOUTH
Dorset, BH1 2AG

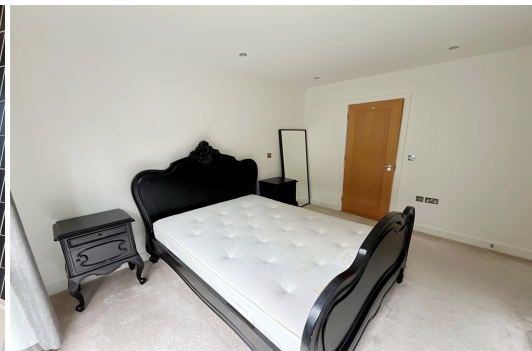
£1,300 PCM

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MODERN TWO BEDROOM TWO BATHROOM 4TH FLOOR APARTMENT WITH SECURE PARKING

- Two bedroom apartment
- Offered Furnished
- Secure parking and balcony
- Modern and well presented
- EPC Rating : Band B

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95-100)	A	
(81-94)	B	
(69-80)	C	
(55-68)	D	
(40-54)	E	
(21-39)	F	
(1-20)	G	
Most energy efficient - higher running costs		
Current	Potential	
83	83	
EU Directive 2002/91/EC		
England & Wales		
www.epc-uk.com		



Reference: 928308

Deposit amount £1,500
Council Tax Band D

Furnishing: Furnished

Heating Type: Gas fired underfloor heating

Parking: Allocated Parking Space

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

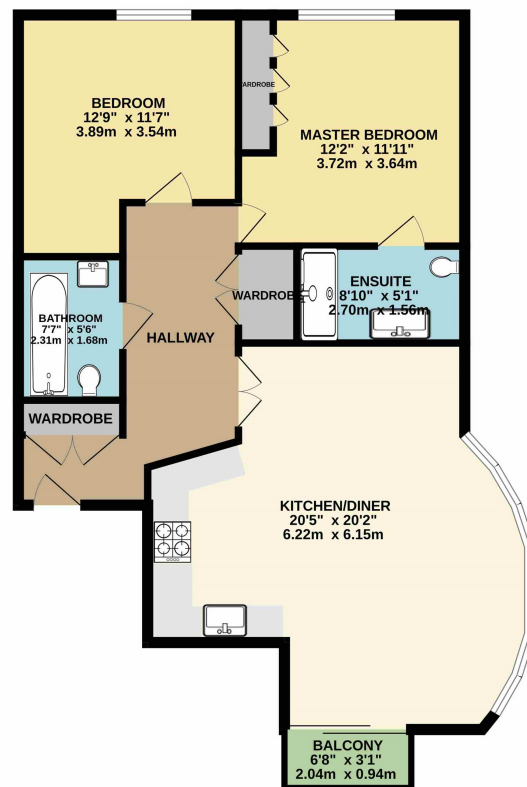
Drainage: Mains Supply Drainage

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

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 modern two bedroom apartment is situated on St Peters Road in close proximity to the town centre. This apartment is furnished to a high standard with benefits of a large living/dining area, two double bedrooms, two bathrooms, secure allocated parking and a balcony.



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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