



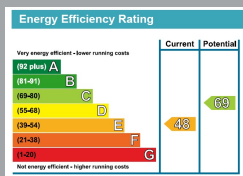
FLAT 11 STIRLING COURT, 28 MANOR ROAD
BOURNEMOUTH
Dorset, BH1 3EZ

£1,050 PCM

goadsby.com

SPACIOUS FOUR BEDROOM TOP FLOOR APARTMENT WITH PARKING.

- Four Bedroom Apartment
- Two Allocated Parking Space
- Offered Unfurnished
- Top Floor
- EPC Rating: Band E



Reference: 875489

Deposit Amount: £1,211.53

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Electric

Parking: Two Allocated Parking Space

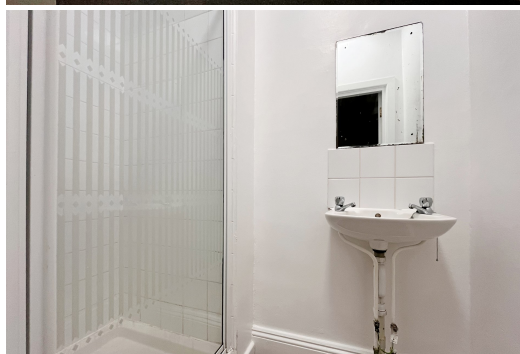
Utilities: Mains Supply Electricity
Mains Supply Gas
Mains Supply Water

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

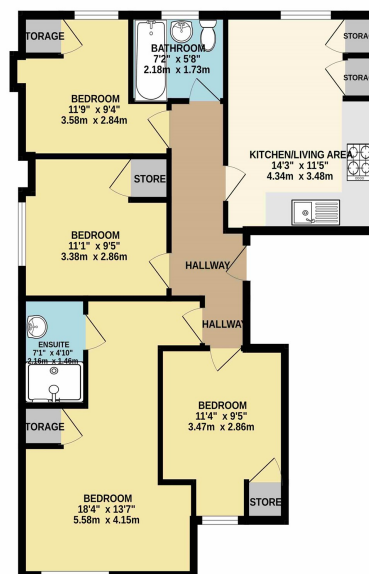


This spacious four bedroom apartment located in the popular residential area of the East Cliff is offered to the market unfurnished. The property includes a spacious living room and a kitchen/ Diner area. 3rd floor no lift. There is a communal laundry area for only residents of the block. Two parking spaces included.

Please note the landlords for this property will require a holding deposit up to a maximum of one weeks rent.

This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THIRD FLOOR



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

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

01202 544644

bournemouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU