



FLAT 5, WESSEX HOUSE 9-11, GERVIS PLACE
BOURNEMOUTH
Dorset, BH1 2AL

£1,100 PCM

goadsby.com

TWO BEDROOM
FIRST FLOOR
APARTMENT IN
CENTRAL
LOCATION CLOSE
TO BOURNEMOUTH
GARDENS.

- Two Bedroom Aptment
- Offered Unfurnished
- Central Location
- Second Floor
- EPC Rating: Band D



Energy Efficiency Rating	
Current	Potential
65	77

Energy Efficiency Rating scale (A-G) with corresponding energy consumption ranges (kWh/m²/year):

- A: 15-35
- B: 36-50
- C: 51-65
- D: 66-80
- E: 81-95
- F: 96-120
- G: 121-150

England & Wales EU Directive 2002/91/EC

Reference: 1202108

Deposit Amount: £1269.23

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Electric

Parking: No Parking

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 two bedroom apartment is located on Gervis Place in the town centre. The property is well positioned for local amenities and travel routes as well as being a short walk from Bournemouth pleasure gardens and the beach. Positioned on the second floor of the building the property is bright and spacious throughout. Offered on a unfurnished basis.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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