



FLAT 8  
SOUTHBOURNE  
Dorset, BH5 1HA

£900 PCM

goadsby.com

# MODERN & WELL PRESENTED ONE BEDROOM TOP FLOOR APARTMENT WITH PARKING

- One Bedroom Apartment
- Offered Furnished
- Modern & Well Presented
- Parking
- EPC Rating: Band C



Energy Efficiency Rating	
Rating scale (A-G) based on energy efficiency (lower running costs)	
A	79-92
B	69-78
C	59-68
D	49-58
E	39-48
F	29-38
G	1-28
Rating scale (A-G) based on energy efficiency (higher running costs)	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Reference: 1191613

Deposit Amount: £1038.46

Council Tax: Band A

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Space

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

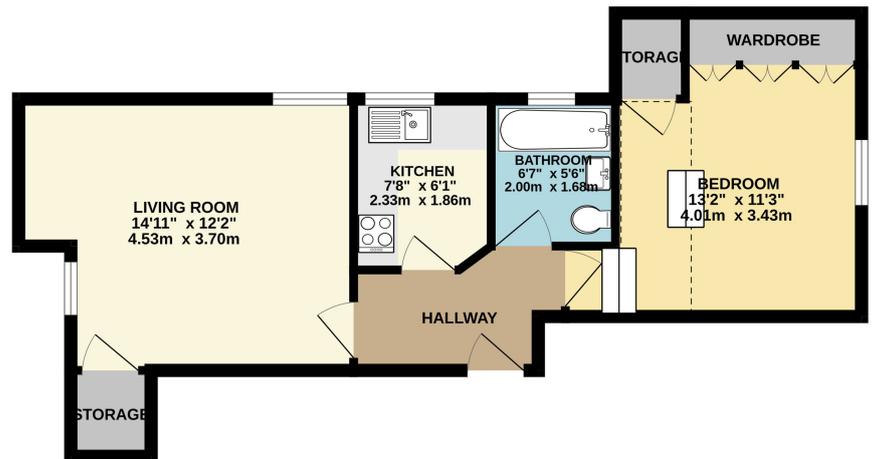
Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](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: For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This one bedroom top floor flat is located on Westby Road, and is well positioned between Boscombe high street and Boscombe pier/beach. Offered on a furnished basis, the property is modern and well presented with creative storage solutions to make the most of the space. There is an allocated parking space to the rear of the building.



This Floor Plan is for guidance only and is NOT to SCALE  
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**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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