

59 Lansdowne Road, Bournemouth, Dorset BH1 1RN



£1,350 Per Calendar Month



CHARACTER GROUND FLOOR GARDEN FLAT * AVAILABLE NOW * UNFURNISHED * LARGE LIVING ROOM * FITTED KITCHEN * MASTER BEDROOM WITH ENSUITE SHOWER ROOM * SECOND DOUBLE BEDROOM WITH DOOR TO GARDEN * BATHROOM * ALLOCATED PARKING SPACE * LARGE PRIVATE PAVED GARDEN * GAS HEATING VIA RADIATORS * DOUBLE GLAZING

**** BACK TO THE MARKET AND AVAILABLE NOW ****

A CHARACTER GROUND FLOOR GARDEN FLAT located close to BOURNEMOUTH TRAIN STATION and TOWN CENTRE. It has a LARGE LIVING ROOM, FITTED KITCHEN, MASTER BEDROOM WITH ENSUITE, SECOND DOUBLE BEDROOM, BATHROOM, ALLOCATED PARKING and its own PRIVATE GARDEN.

A security controlled communal entrance door opens into the foyer where a private entrance door then opens into the:-

Spacious irregular shaped hallway with doors to all principal rooms

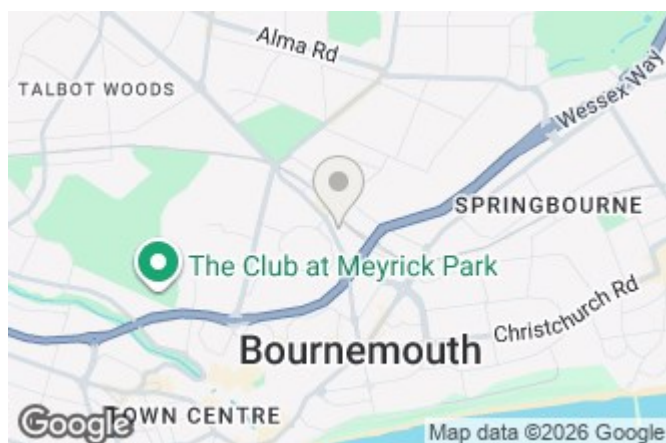
There is a very spacious living room with large front aspect bay window feature.

The separate kitchen comprises a matching range of white wall and floor mounted cupboard units with contrasting work tops incorporating a single drainer sink unit and tiled surrounds. Integrated gas hob with electric oven under. Wall-mounted 'Glow-worm Essential 28L' gas combination boiler serving the heating and domestic hot water.

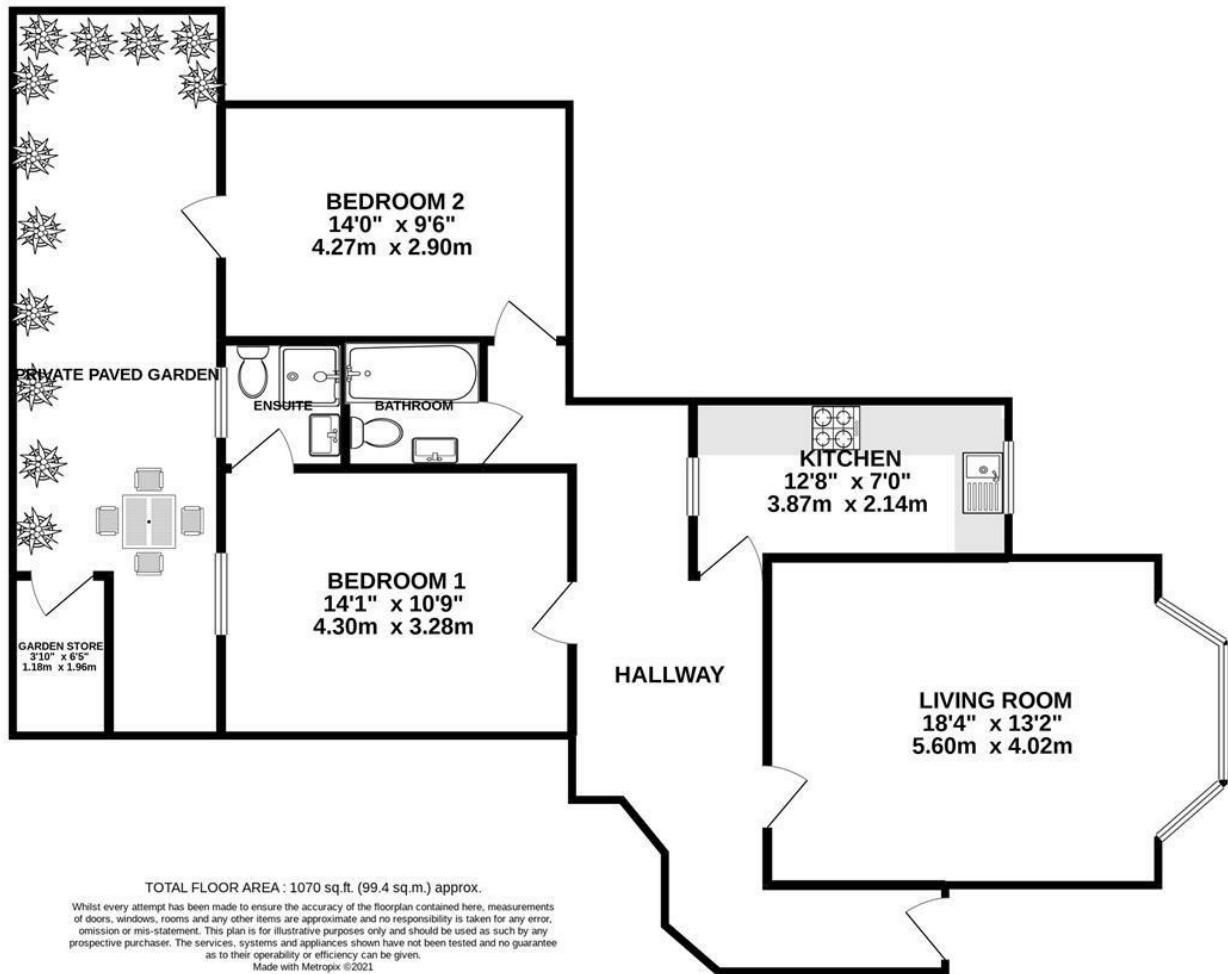
The master bedroom has an ensuite shower room and the second double bedroom has a door leading out to the private garden. There is a bathroom with a white suite comprising wash hand basin, close coupled WC and panelled bath.

The flat has an allocated parking space and a good sized private garden which mainly laid to paving.

Holding fee £300
Deposit £1500



GROUND FLOOR GARDEN FLAT 1070 sq.ft. (99.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			