



21 AMBERLEY COURT
BOURNEMOUTH
Dorset, BH1 2NL

£1,600 PCM

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SPACIOUS THREE DOUBLE BEDROOM APARTMENT ON THE 5th FLOOR WITH SEA GLIMPSES

- Three Bedroom Apartment
- Sea views
- Balcony
- Unfurnished
- EPC Rating - Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reference: 544854

Deposit amount £1,846.15
Council tax band D

Furnishing: Furnished

Heating Type: Electric Night Storage heaters

Parking: No Parking

Utilities: Ask Agent
Mains Supply Electricity
Mains Supply Water

Drainage: Main Supply Drainage

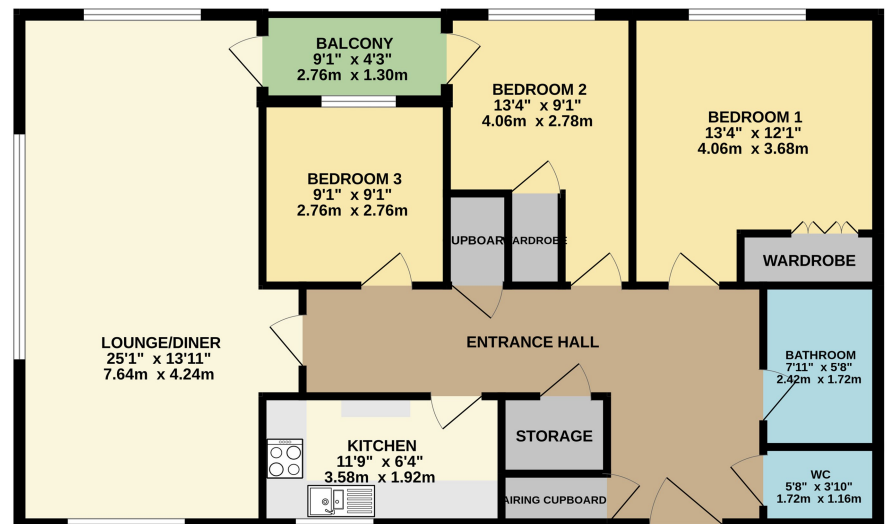
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 three double bedroom, fifth floor apartment is located on popular Bath Road just a short walk into the town centre and down to Bournemouth Pier. The property is offered on an unfurnished basis. The apartment is generously sized and comprises of, a large living room with space for living and dining furniture,, three bedrooms and new kitchen. The bedrooms are all serviced by a main renovated bathroom and there is an additional w.c. The kitchen is modern with plenty of wall and floor mounted units. The property also benefits from a balcony which can be accessed from both the living room and bedroom 2, this is south facing with sea glimpses above the trees. The property does not come with parking. Time restricted first come first served visitor parking available. Please note both the bathroom and w.c. are currently being refurbished.

*Available date maybe subject to change due to works being completed on the bathroom and w.c.



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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