



FLAT 1, 1068A, CHRISTCHURCH ROAD
SOUTHBOURNE
Dorset, BH7 6DS

£1,000 PCM

[goadsby.com](https://www.goadsby.com)

UNIQUE ONE BEDROOM SPLT LEVEL APARTMENT WITH PRIVATE PATIO SPACE

- One Bedroom Apartment
- Offered Part-Furnished
- Private Patio Space
- Close To Travel Routes & Train Station
- EPC Rating: Band C



Energy Efficiency Rating		
* Only applicable to 'lower running costs'		
Rating	Current	Potential
A		
B		
C	72	76
D		
E		
F		
G		

A - Most energy efficient - lower running costs
 G - Least energy efficient - higher running costs

England & Wales
 EU Directive 2002/91/EC

Reference: 1203364

Deposit Amount: £1153.84

Council Tax: Band A

Furnishing: Part Furnished

Heating Type: Gas fired hot water radiators

Parking: Shared parking 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

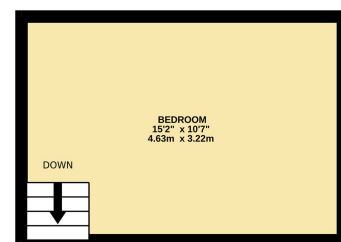
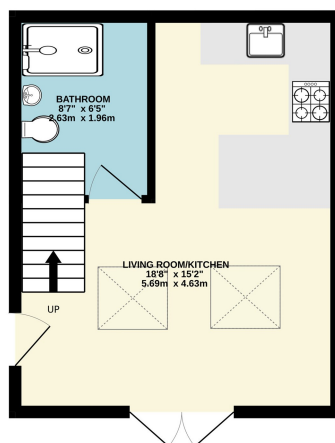
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

This well-presented one-bedroom ground floor apartment on Christchurch Road is available to rent. Offering a comfortable living space, the property comprises one bedroom on a mezzanine level with fitted wardrobe, a bathroom, and open plan reception/kitchen. The apartment is offered part-furnished and benefits from a private patio, providing an ideal outdoor area for relaxation. Conveniently located close to major travel routes and Pokesdown train station, this property is perfect for commuters.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix C2026

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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