



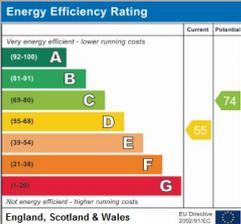
3 CEDRA COURT, 4 WESTBY ROAD  
SOUTHBOURNE  
Dorset, BH5 1HD

£750 PCM

goadsby.com

# SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT CLOSE TO LOCAL AMENITIES

- One Bedroom Ground Floor Apartment
- Offered Unfurnished
- Allocated Parking
- White Goods Included
- EPC Rating: Band D



Reference: 823102

**Deposit amount:** £865.38

**Council Tax Band:** A

**Furnishing:** Unfurnished

**Heating Type:** Electric overnight storage heaters

**Parking:** Allocated 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](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, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

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southbourne@goadsby.com

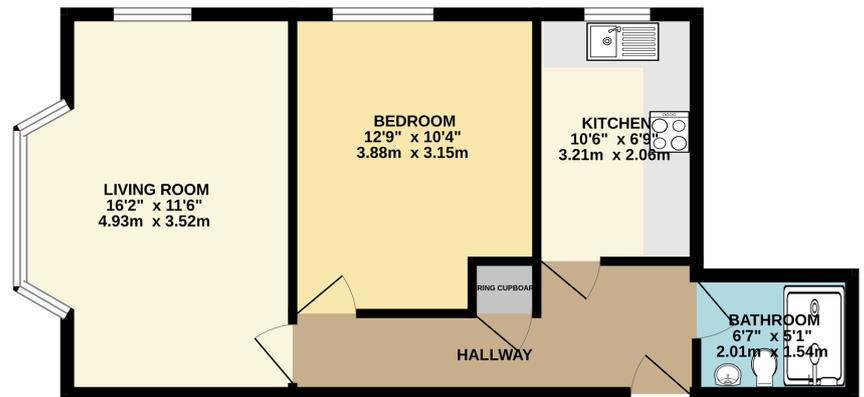
31 Southbourne Grove

Southbourne  
Bournemouth, Dorset  
BH6 3QT



Bright and spacious one bedroom ground floor apartment located on Westby Road in Bournemouth. The property is situated just a short distance from local amenities, Boscombe pier and the areas outstanding beaches. The property benefits from an allocated parking space, has white goods included and additional storage in the form of an airing cupboard. The property is offered on an unfurnished basis.

## GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2020

### 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.

Goadsby & Harding (Residential) Ltd

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