



FLAT 73, COLMAN COURT  
BOURNEMOUTH  
Dorset, BH1 3HZ

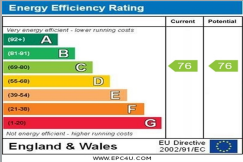
£1,400 PCM

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TWO DOUBLE  
BEDROOM  
APARTMENT WITH  
SEA VIEWS ON THE  
EAST CLIFF

- Two Bedroom Apartment
- Offered Unfurnished
- East Cliff With Sea Views
- Rental inclusive of heating, hot water & council tax
- EPC Rating: Band C



Reference: 1192193

**Deposit Amount:** £1615.38

**Council Tax:** Band

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators from communal heating system

**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](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)

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114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU



This well presented 7th floor apartment is situated in a purpose built block, located on the ever sought after East Cliff, within close proximity of Bournemouth Town Centre and award winning beaches.

Upon entering the building, you are welcomed into an attractive communal entrance hall where you will find two lifts and stairs ascending to the 7th floor.

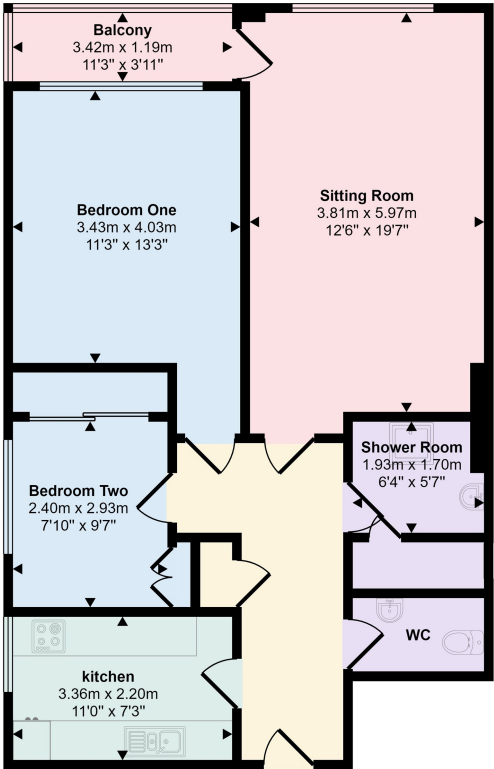
The accommodation comprises one spacious reception room, two bedrooms, one shower room and separate WC, kitchen and enclosed balcony.

The sitting/dining room is an impressive size, boasting ample space for both living and dining furniture. The sitting room also provides access to the enclosed south facing balcony which offers stunning sea views. The modern fitted kitchen offers a range of base fitted and wall mounted units. There are two double bedrooms, bedroom two benefits from fitted wardrobes while bedroom one benefits from sea views. Both rooms are served by the modern walk in shower room.

Further benefits include double glazing throughout, communal central heating and hot water, parking, caretaker on site Monday - Fridays, immaculate communal grounds and an allocated underground parking space.

Please note there is currently scaffolding around the building, part will be removed approximately middle of February, and the remainder by approximately end of March.

Approx Gross Internal Area  
76 sq m / 817 sq ft



**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 and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Goadsby & Harding (Residential) Ltd  
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