



Bracken House 20 - 28 Cotlands Road, Bournemouth, BH1 3BT £695 PCM



ALL BILLS INCLUDED (excluding council tax)

Bracken House is located in the heart of Lansdowne. Bracken House's individual studio apartments boast the latest compact personal food preparation areas with a 2 ring hob, fridge with freezer section, sink and drainer, and storage cupboard.

All apartments have full en-suite facilities including showers and are furnished throughout with quality, modern furniture. Each studio has a double bed and provides a great space for you to relax. Bracken House studios are spacious and available across 6 floors, with the upper floors giving panoramic views across Bournemouth.

Bills are included in the rent (electric, water & sewerage, wifi). Council tax exemptions are accepted, or benefit from 25% single occupancy discount and lowest rate council tax. Deposits are only £350 per room.

Bespoke fitted mini kitchens
Walking distance to the beach
Laundry facilities on site
Fantastic panoramic views
24 hour CCTV
In the heart of the city centre

Council Tax Band:A
EPC Rating:C

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	78
(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		EU Directive 2002/91/EC	



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