



323A, CHARMINSTER ROAD
BOURNEMOUTH
Dorset, BH8 9QP

£1,100 PCM

goadsby.com

TWO BEDROOM APARTMENT WITH PRIVATE GARDEN SPACE LOCATED ON CHARMINSTER HIGH STREET

- Two Bedroom Apartment
- Offered Unfurnished
- Private Garden
- Convenient Location
- EPC Rating: Band C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	68	69
55-68 D		
39-54 E		
21-38 F		
1-20 G		

All energy efficient - higher running costs
 England & Wales EPC Directive 2002/91/EC
 www.epc-uk.com

Reference: 1194664

Deposit Amount: £1,298.07

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: No Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

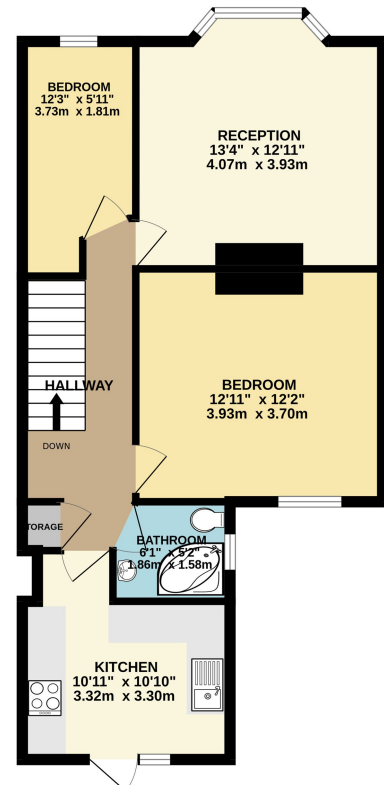
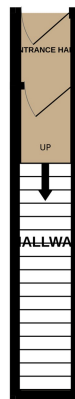
Drainage: Mains Supply Drainage

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 two bedroom first floor apartment is located on Charminster high street above shops and is conveniently positioned for access to local amenities and travel routes. Accessed through it's own private entrance on the ground floor there is a small entrance hallway followed by stairs leading up to the apartment. There are two bedrooms, a large double and a single suited for office space both serviced by a family bathroom. There is also a large living space with bay window and plenty of light. There is a private rear garden which can be accessed down a spiral staircase from the kitchen. Offered on an unfurnished basis.



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.

This Floor Plan is for guidance only and is NOT to SCALE
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