

2 STATUM

BOURNEMOUTH

Dorset, BH1 1AY

£1,050 PCM

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# MODERN ONE BEDROOM FIRST FLOOR APARTMENT WITH LARGE BALCONY IN THE TOWN CENTRE.

- One Bedroom Apartment
- Offered Unfurnished
- Modern Throughout
- Large Balcony & Ad-Hoc Parking
- EPC Rating: Band B



This one bedroom first floor apartment is located on Wootton Mount in the town centre, and is ideally located close to the high street for amenities and local travel routes. The property is accessed through a secure entry phone system and is on the first floor of the building. The living room is bright and spacious and has sliding doors out onto the south westerly facing balcony which runs the length of the apartment. The kitchen is open plan with the living room, there is a range of wall and floor mounted units, and a large breakfast bar area with stalls included. The bedroom is also bright and has access to the balcony, there is also a large fitted double wardrobe for storage. The apartment is serviced by a family bathroom with shower over bath. Offered on an unfurnished basis with ad-hoc parking and modern energy efficient features such as an air source heat pump water heater.

Please note the marketing photos were taken prior to the current tenancy in 2022.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(95-100) A	81	81
(81-95) B		
(69-80) C		
(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

Reference: 1052765

Deposit Amount - £1,211.53  
Council Tax - Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric

**Parking:** Ad-Hoc residents parking

**Utilities:**

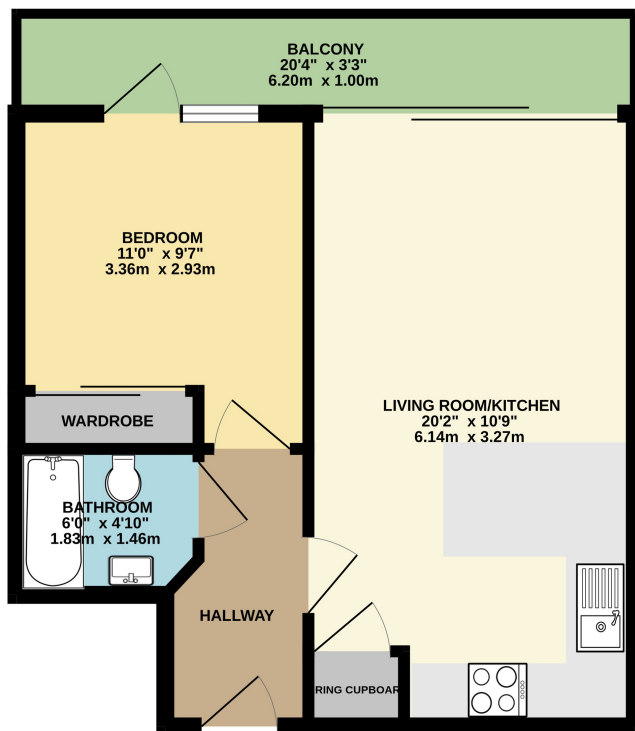
- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](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)



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2024

**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  
Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644  
bournemouthlettings@goadsby.com

114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU