



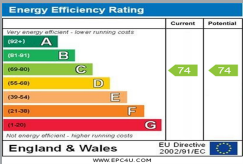
FLAT 23, COLMAN COURT  
BOURNEMOUTH  
Dorset, BH1 3HZ

£1,300 PCM

[goadsby.com](https://goadsby.com)

TWO DOUBLE  
BEDROOM SEASIDE  
APARTMENT  
LOCATED ON THE  
EAST CLIFF.

- Two Bedroom Apartment
- Furnishing Optional Part-Furnished or Unfurnished
- Rent Inclusive of Heating, Water & Sewerage
- Parking & Balcony
- EPC Rating: Band C



Reference: 1214017

**Deposit Amount:** £1500

**Council Tax:** Band D

**Furnishing:** Optional Part Furnished or Unfurnished

**Heating Type:** Gas fired hot water radiators - 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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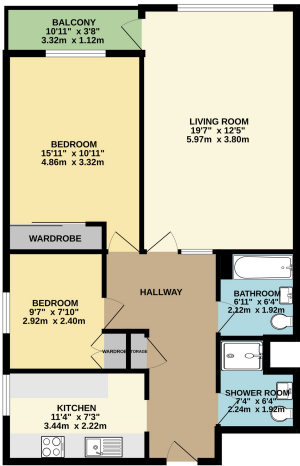
114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU



This well presented 2nd 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 2nd floor. The accommodation comprises one spacious reception room, two bedrooms, bathroom and shower room, as well as kitchen and 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 south facing balcony. The modern fitted kitchen offers a range of base fitted and wall mounted units. There are two double bedrooms, both benefiting from fitted wardrobes.

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



This Floor Plan is for guidance only and is NOT to SCALE  
Made with floorplan 12020

**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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

**Goadsby & Harding (Residential) Ltd**  
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