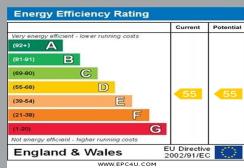


A3 PENDENNIS, 7 DERBY ROAD
BOURNEMOUTH
BH1 3PU

£1,250 PCM

NEWLY RENNOVATED TWO BEDROOM, TWO BATHROOM APARTMENT ON THE EAST CLIFF IN BOURNEMOUTH.

- Two Bedroom Apartment
- Offered Unfurnished
- Brand New
- Private Entrance
- EPC Rating: Band D



Reference: 1187067

Deposit Amount: £1442.30

Council Tax: Band TBC

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Ad-Hoc limited spaces

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

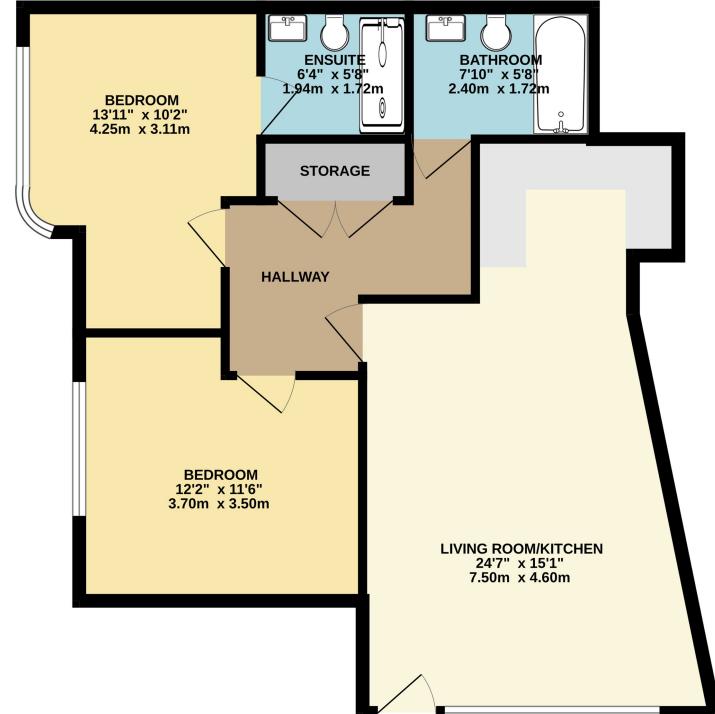
Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

01202 544644
bnmouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU

This brand new two bedroom apartment is located on Derby Road on the East Cliff and is just a short distance to both Bournemouth beach and the train station. Accessed through its own private entrance there are two double bedrooms, an en-suite bathroom and main family bathroom. There is a large open plan living room/kitchen with ample separation space, in addition there is a utility cupboards/storage space. The property is all brand new and provided with fridge freezer and washing machine. There is ad-hoc parking available on a first come first served basis. Offered unfurnished.

GROUND FLOOR



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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Goadsby & Harding (Residential) Ltd

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