



1 BERNE COURT
EAST CLIFF
Dorset, BH1 3AJ

£975 PCM

goadsby.com

WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN.

- One Bedroom Ground Floor Flat
- Offered Unfurnished
- Private Garden
- Ad-Hoc Parking
- EPC Rating: Band C

Energy Efficiency Rating		
Rating scale based on lower running costs		
A		
B		
C		
D		
E		
F		
G		
Rating scale based on higher energy efficiency		
A		
B		
C		
D		
E		
F		
G		
England & Wales		
EU Directive 2002/91/EC		
www.epc.co.uk		

Reference: 291904

Deposit Amount: £1125

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Ad-Hoc Parking

Utilities:

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

Drainage: Mains Private 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

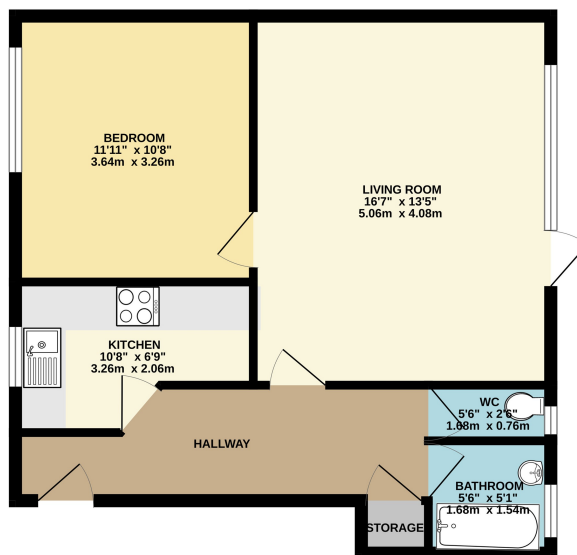
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This one bedroom ground floor apartment is located on Grove Road on the East Cliff. The property is positioned close to both the town centre and has direct access to the clifftop and beach beyond. There is access from the living room to a private garden for sole use of the apartment. There is also parking on an ad-hoc basis, and an additional outdoor storage lock up. Offered unfurnished.

Please note there will be scaffolding erected around the building and ongoing works to the building and communal areas. This are due to commence on the 7th of September and take approximately 8 weeks.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Homestyler 2022

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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