



14A COVE ROAD  
BOURNEMOUTH  
Dorset, BH10 4BN

£950 PCM

goadsby.com

# SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT WITH GARDEN IN ENSBURY PARK.

- One Bedroom Garden Flat
- Offered Unfurnished
- Spacious
- Quiet Cul-De-Sac Location
- EPC Rating: Band C



Energy Efficiency Rating	
Current	Potential
Rating scale (A-G) based on lower running costs: A (92-100)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20)	
72	72
Rating scale (A-G) based on higher running costs: A (92-100)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20)	
England & Wales   EU Directive 2002/91/EC	

Reference: 821494

**Deposit amount:** £1096.15

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** None

**Utilities:**

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

**Drainage:** Mains Supply Drainage

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

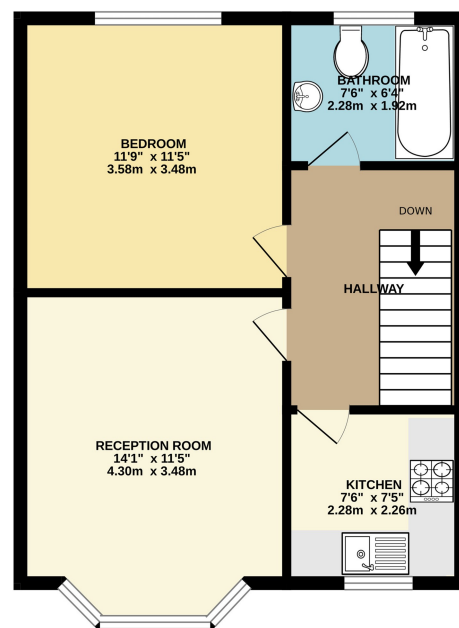
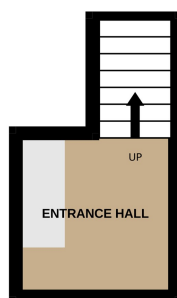
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**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)

This spacious one bedroom first floor conversion is located on Cove Road, a quiet cul-de-sac in ensbury park and is within walking distance of bus routes and local amenities. The property is accessed through a private entrance on the ground floor which is currently used for storage and utility room. Upstairs there is a large living room and bedroom, and modern kitchen and bathroom. There is also use of a private rear garden for sole use of the apartment, parking would be on the street subject to availability. This property is offered to the market unfurnished.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropac C2020

**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**

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