

FLAT 8 GATE TOP COURT
BOURNEMOUTH
Dorset, BH1 2JZ

£1,150 PCM

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

MODERN THREE BEDROOM APARTMENT IN TOWN CENTRE

- Three Bedroom Apartment
- Two Bathrooms
- Modern Throughout
- Town Centre Location
- EPC Rating: Band C

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	73	76
55-68	D		
49-54	E		
39-48	F		
1-38	G		

Not energy efficient - higher running costs

England & Wales EPC Graphical 2002/2011/EC

Reference: 1137324

Deposit Amount - £1326.92
Council Tax - Band B

Furnishing: Unfurnished

Heating Type: Electric heaters

Parking: No Parking

Permit Parking: No Parking

Utilities:

Mains Supply Electricity
Mains Supply Water

Drainage: Main 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: Very Low. For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk



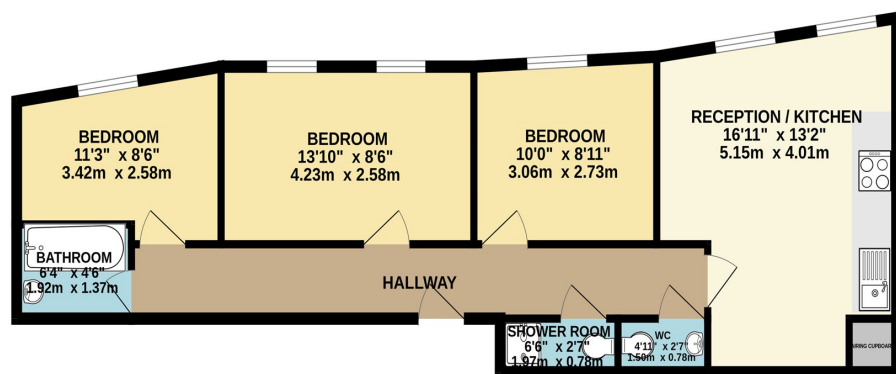
This modern three bedroom apartment is located on St Peters road in the town centre. The property is well positioned for local amenities and travel routes. Positioned on the second floor there are three double bedrooms all serviced by a main family bathroom with two additional W/ C's. The kitchen/living room is open plan with a contemporary kitchen. Offered on an unfurnished basis, please note there is no parking included.

Please note the landlords for this property will require a holding deposit up to a maximum of one weeks rent.

This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Please note, these photos are from before the previous tenancy in 2024.

THIRD FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix 62025

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