



FLAT 9 WELLESLEY HOUSE  
BOURNEMOUTH  
Dorset, BH8 8JL

£1,150 PCM

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

# TWO BEDROOM APARTMENT WITH PARKING & BALCONY

- Two Bedroom Top Floor Flat
- Two Bathrooms
- Part Furnished
- Allocated Parking Space
- EPC Rating: Band C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
79	80
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Reference: 371751

**Deposit Amount:** £1325.92

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Gas

**Parking:** One allocated space

**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 two double bedroom apartment is located on Wellington Road and is conveniently located within walking distance of Lansdowne for local amenities, train station and travel routes. The property benefits from two bathrooms, a balcony and allocated parking. Offered to the market on a part-furnished basis.



The Floor Plan is for guidance only and is NOT to SCALE  
Made with Letting360

**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