goadsby

22 STATUM

BOURNEMOUTH

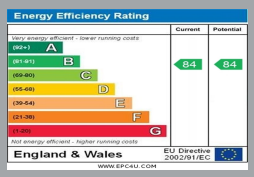
Dorset, BH1 1AY

£1,400 PCM

goadsby.com

MODERN TWO BEDROOM APARTMENT IN THE TOWN CENTRE.,

- Modern Two Bedroom Apartment
- WIFI, Water & Sewerage Included
- Balcony With Town Views
- Ah Hoc Permit Parking
- EPC Rating: Band B



Reference: 1063317

Deposit: £1,615.00

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Electric

Parking: Ad hoc permit

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

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

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114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU

This well presented two bedroom apartment located on Wootton Mount, in the heart of Bournemouth Town Centre, a short walk to local amenities and bus routes.

Access is granted through a secure entry phone system, with the convenience of both a lift and stairs leading to the fourth floor. Upon entering the apartment, you are greeted by a generously proportioned entrance hall that provides access to all of the main living spaces.

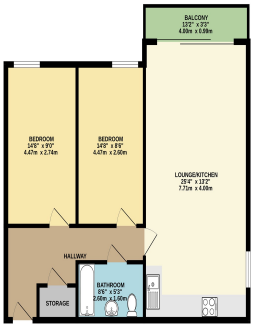
The living room is bright and spacious and has sliding doors out onto the balcony which runs the length of the living room, providing rooftop views over Bournemouth Town Centre. The kitchen is bright and is an open plan layout with the living room and has a range of integrated floor mounted units.

This apartment comprises two double bedrooms, both serviced by a well-appointed family bathroom featuring a bath, overhead shower, wash hand basin and WC.

Additional amenities include residents parking on a first come first served basis, access to a bicycle storage area, double glazed windows and electric heating. Offered on a furnished basis.

WIFI, Water and Sewerage Included within the rental.

Photos taken prior to current tenancy in 2024



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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