



FLAT 7 CANFORD CHAMBERS
BOURNEMOUTH
Dorset, BH1 2LE

£700 PCM

goadsby.com

CONVENIENTLY LOCATED MODERN STUDIO FLAT IN TOWN CENTRE.

- Modern Studio Flat
- Offered Furnished
- Town Centre Location
- Close to Shops
- EPC Rating: Band C

Energy Efficiency Rating		
Band	Current	Potential
A (92+)		
B (81-91)		
C (69-80)	73	78
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

www.epc.co.uk

Reference: 997004

Deposit Amount: £807.69

Council Tax: Band A

Furnishing: Furnished

Heating Type: Electric panel heaters

Parking: No parking

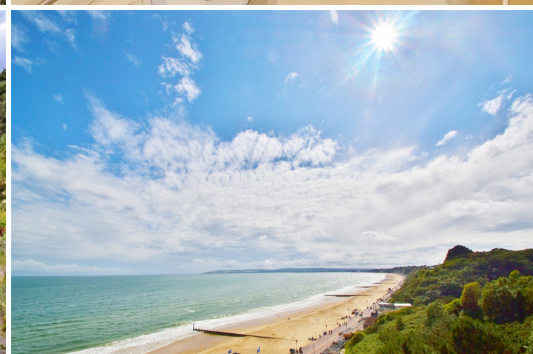
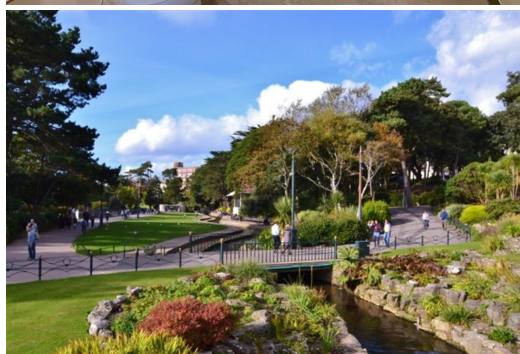
Utilities: Ask Agent
Mains / Private Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

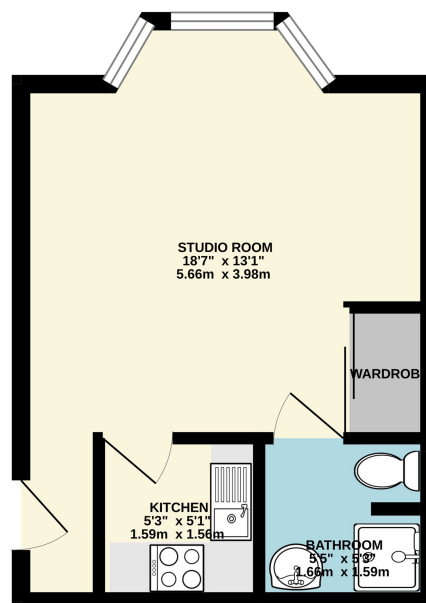
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



Located within Bournemouth Town Centre, this modern studio flat is offered to the market furnished with integrated white goods. Laminate flooring throughout with built in wardrobes and separate bathroom within. The property boasts being close to transport links, local shops, restaurants and award winning beaches.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2025

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

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