



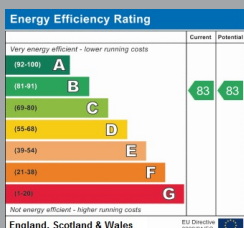
8 THE CITRUS BUILDING
BOURNEMOUTH
Dorset, BH1 1AR

£1,400 PCM

goadsby.com

STUNNING MODERN TWO BEDROOM APARTMENT WITH WRAP-AROUND BALCONY

- Two Bedroom Apartment
- Offered Unfurnished
- Wrap around Balcony
- Parking included
- EPC Rating: Band B



Reference: 676709

Deposit Amount - £1615
Council Tax - Band D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water

Drainage: Mains Supply Drainage

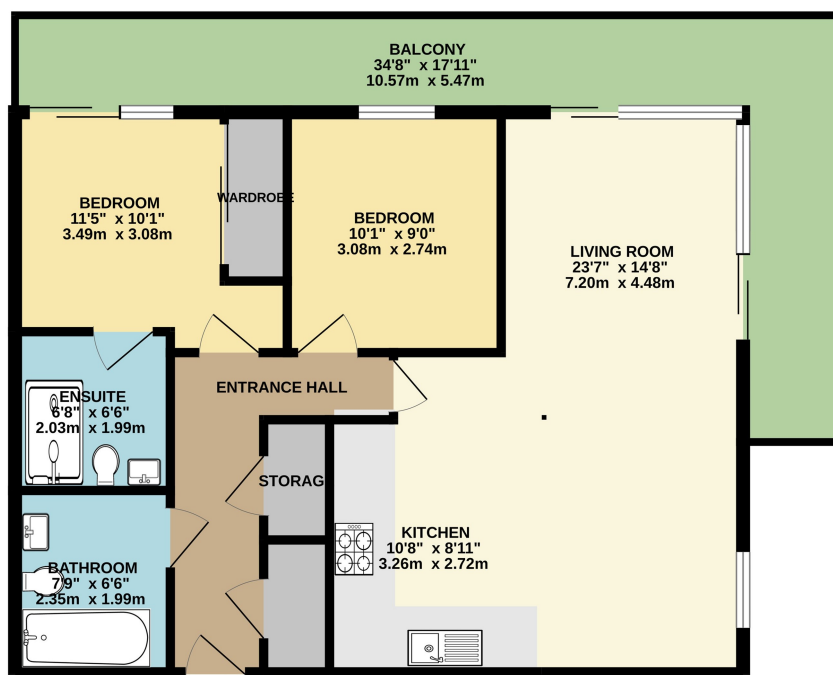
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 stunning two bedroom second floor apartment is offered to the market unfurnished. Situated within the ever popular Citrus Building, further benefits include from two bathrooms, lift access, gated parking and large wrap-around balcony. Short walk from local shops, restaurants and award winning beaches.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix C2024

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