



11 ROYSDEAN MANOR
BOURNEMOUTH
Dorset, BH1 3PT

£1,200 PCM

goadsby.com

TWO BEDROOM TOP FLOOR APARTMENT IN CHARACTERFUL BUILDING ON THE EAST CLIFF

- Two Bedroom Apartment
- Offered Part-furnished
- Allocated Parking Space
- Close to Beach
- EPC Rating: Band C

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95-100) A		
(81-95) B		
(69-81) C		
(55-69) D		
(40-55) E		
(21-40) F		
(1-21) G		
Not energy efficient - higher running costs		
Current	Potential	
76	76	
<small> EU Directive 2002/91/EC England & Wales www.epc-uk.com </small>		

Reference: 124129

Deposit Amount: £1,384.61

Council Tax: Band D

Furnishing: Part Furnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

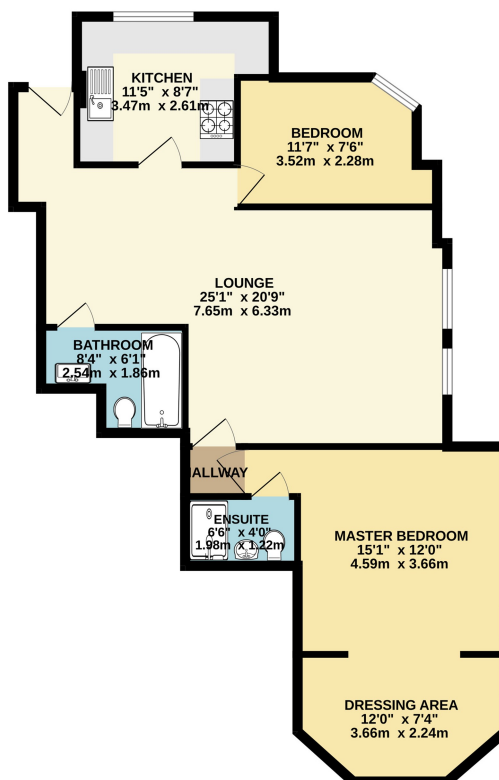
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



This two bedroom top floor apartment is located on Derby Road on the East Cliff in a delightful character building. The property is well located in proximity to both the beach and Lansdowne for the travel exchanges and amenities. Spacious throughout, there is a large open living room with ample space to divide into living and dining portions, the bedrooms are double and the largest also has a dressing area and en-suite bathroom. Both the En-suite and family bathroom have recently been renovated. Offered on a part-furnished basis with an allocated parking space.



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

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