



FLAT 5
BOURNEMOUTH
Dorset, BH9 2JU

£1,150 PCM

goadsby.com

TWO DOUBLE BEDROOM APARTMENT WITH PARKING & COMMUNAL GARDEN

- Two Double Bedroom Apartment
- Offered Furnished
- Parking & Communal Garden
- Close To Bournemouth University
- EPC Rating: Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)	83	83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 956519

Deposit Amount - £1,326
Council Tax - Band B

Furnishing: Furnished

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

This two double bedroom apartment is located on Talbot Hill Road close to Bournemouth University and is well positioned for travel routes in to Bournemouth and Poole. Located on the first floor of the building the property is accessed through a secure telephone entry system. You are welcomed in to a large hallway benefiting from a storage cupboard. Off the hallway are two good sized double bedrooms, both serviced by a main family bathroom, with shower over bath. The kitchen /living room is modern and open plan, in addition there is an allocated parking space and communal garden for use of the flat. Offered on a furnished basis



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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