



Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £695 PCM

 **1**  **1**  **0**  **C**

SELF CONTAINED STUDIO, ALL BILLS INCLUDED (exc council tax)

Presenting a charming furnished studio flat in a prime location, available for you to move in right away! This delightful property boasts a cosy en-suite bathroom and a convenient kitchenette unit equipped with a double hob, fridge, and sink. The best part? All bills are included, except for council tax, making it a hassle-free living experience. Don't miss out on this fantastic opportunity to secure a comfortable and well-appointed studio flat. Contact us now to arrange a viewing and make this lovely space your new home!

EPC Rating:C

Council Tax Band: A

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800



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



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