



FLAT 42, LINDEN HALL
BOURNEMOUTH
Dorset, BH1 4DA

£1,250 PCM

goadsby.com

WELL PRESENTED TWO BEDROOM APARTMENT WITH BALCONY & PARKING

- Two Bedroom Apartment
- Water Bills Included
- Offered Unfurnished
- Balcony & Allocated Parking
- EPC Rating: Band D



Energy Efficiency Rating	
Current	Potential
72	81
England & Wales EU Directive 2002/91/EC www.epc4u.com	

Reference: 1161701

Deposit Amount - £1,442.30
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 - metered

Drainage: Mains Supply Drainage

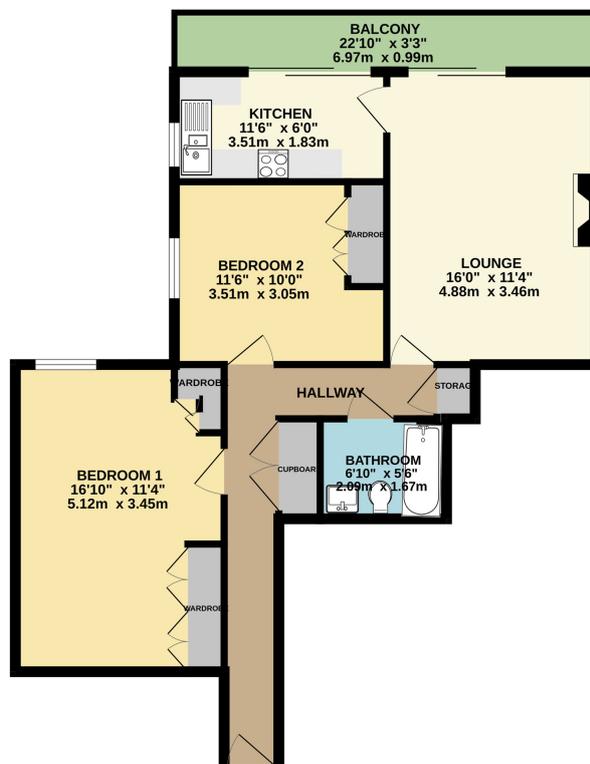
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 well presented two-bedroom apartment, located on the first floor, offers a comfortable and well-appointed living space. It features a balcony with views of local Gardens, providing a serene outdoor space. The apartment is equipped with double-glazed windows throughout and both bedrooms come with built-in wardrobes, offering ample storage. The property benefits from allocated parking, providing convenient off-street parking. Located close to travel links, it offers easy access to public transport and local amenities. The apartment is offered unfurnished, allowing tenants to bring their own style and furnishings. Additionally, the building includes a lift for easy access to the first floor. The rental price includes water bills.

Please note the marketing photos were taken prior to the current tenancy in 2024.



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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