



**7 BRACKEN COURT**  
BOURNEMOUTH  
Dorset, BH1 1HX

£1,250 PCM

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# TWO BEDROOM TWO BATHROOM APARTMENT IN THE ENVIABLE DEAN PARK AREA.

- Two Double Bedroom Apartment
- Offered Unfurnished
- Garage & Parking
- Top Floor
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	79	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: 817513

Deposit Amount - £1442.30  
Council Tax - Band D

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Garage and Ad-Hoc Parking

**Utilities:**

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

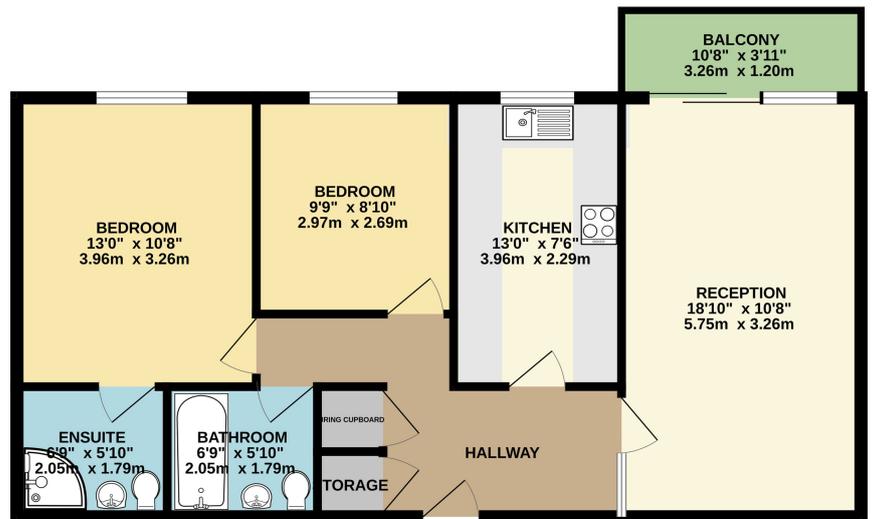
**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This two double bedroom apartment is located in the enviable area of Dean Park, on Dean Park Road, the property is well situated for access into the town centre. The property benefits from two bathrooms, garage, ad-hoc parking and spacious kitchen/diner. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT TO SCALE  
Made with Metropix C026

**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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