goadsby

FLAT 73, COLMAN COURT

BOURNEMOUTH

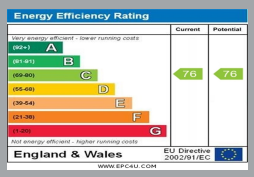
Dorset, BH1 3HZ

£1,300 PCM

goadsby.com

TWO DOUBLE BEDROOM APARTMENT WITH SEA VIEWS ON THE EAST CLIFF

- Two Bedroom Apartment
- Offered Unfurnished
- East Cliff With Sea Views
- Rental inclusive of heating, hot water &
- EPC Rating: Band C



Reference: 1192193

Deposit Amount: £1500

Council Tax: Band

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators from communal heating system

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

01202 544644
bournemouthlettings@goadsby.com

114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU

This well presented 7th floor apartment is situated in a purpose built block, located on the ever sought after East Cliff, within close proximity of Bournemouth Town Centre and award winning beaches.

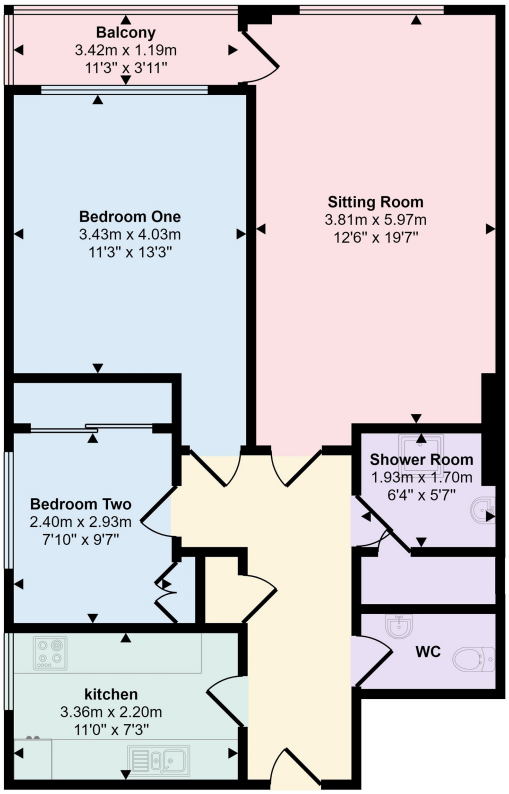
Upon entering the building, you are welcomed into an attractive communal entrance hall where you will find two lifts and stairs ascending to the 7th floor.

The accommodation comprises one spacious reception room, two bedrooms, one shower room and separate WC, kitchen and enclosed balcony.

The sitting/dining room is an impressive size, boasting ample space for both living and dining furniture. The sitting room also provides access to the enclosed south facing balcony which offers stunning sea views. The modern fitted kitchen offers a range of base fitted and wall mounted units. There are two double bedrooms, bedroom two benefits from fitted wardrobes while bedroom one benefits from sea views. Both rooms are served by the modern walk in shower room.

Further benefits include double glazing throughout, communal central heating and hot water, parking, caretaker on site Monday - Fridays, immaculate communal grounds and an allocated underground parking space.

Please note there is currently scaffolding around the building, part will be removed approximately middle of February, and the remainder by approximately end of March.



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 their operability is not guaranteed. Floorplans and photographs 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
Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280