



FLAT 42, AVENUE COURT 18-20, THE AVENUE
BOURNEMOUTH
Dorset, BH13 6AH

£1,695 PCM

[goadsby.com](https://www.goadsby.com)

BRIGH & SPACIOUS THREE BEDROOM APARTMENT ON THE AVENUE WITH GARAGE, BALCONY & AD-HOC PARKING

- Three Bedroom Apartment
- Offered Unfurnished
- Garage & Balcony
- Spacious Throughout
- EPC Rating: Band C

Energy Efficiency Rating	
Most energy efficient - lower running costs	Current Potential
A (91-100)	76 80
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

All energy efficient - higher running costs
 England & Wales EPC Directive 2002/91/EC
 www.epc-uk.com

Reference: 1194746

Deposit Amount: £1,955.76

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

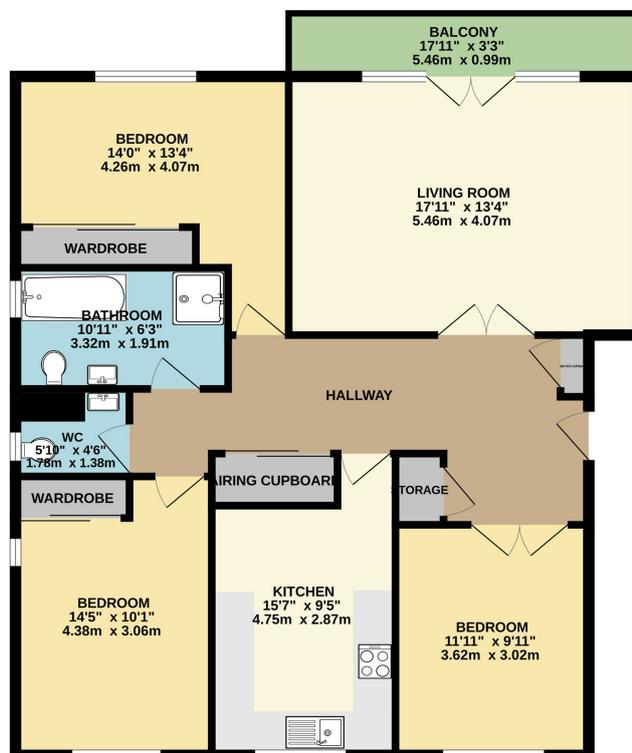
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 bright apartment is situated on the second floor (no lift) and is offered to the market unfurnished. The property comprises of; large lounge/diner, three double bedrooms, two with built in storage. There is a spacious living room with access onto the balcony and views over the communal gardens. The property also has a modern kitchen and family bathroom with bath and separate shower unit. There is also ample storage space with three separate storage cupboards off the hallway. The property also comes with a garage and there is ad-hoc residents parking around the development.



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.

This Floor Plan is for guidance only and is NOT TO SCALE
 Made with Metrepro ©2025

01202 544644
 bournemouthlettings@goadsby.com

114 Old Christchurch Road
 Bournemouth, Dorset
 BH1 1LU

Goadsby & Harding (Residential) Ltd
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280