



FLAT 12, HOLLENDEN
BOURNEMOUTH
Dorset, BH12 1AH

£1,250 PCM

goadsby.com

MODERN AND SPACIOUS TWO DOUBLE BEDROOM APARTMENT LOCATED CLOSE TO WESTBOURNE

- Two Bedroom Apartment
- Offered Unfurnished
- Modern Throughout
- Ad-Hoc Parking
- EPC Rating: Band C

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(48-54)	E	
(41-47)	F	
(35-39)	G	
Not energy efficient - higher running costs		
		Current
		Potential
		78
		85
EPC energy efficiency - higher running costs England & Wales EU Directive 2002/91/EC www.epc-uk.com		

Reference: 1212918

Deposit Amount: £1442

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Electric

Parking: Ad-Hoc Parking

Utilities:

Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

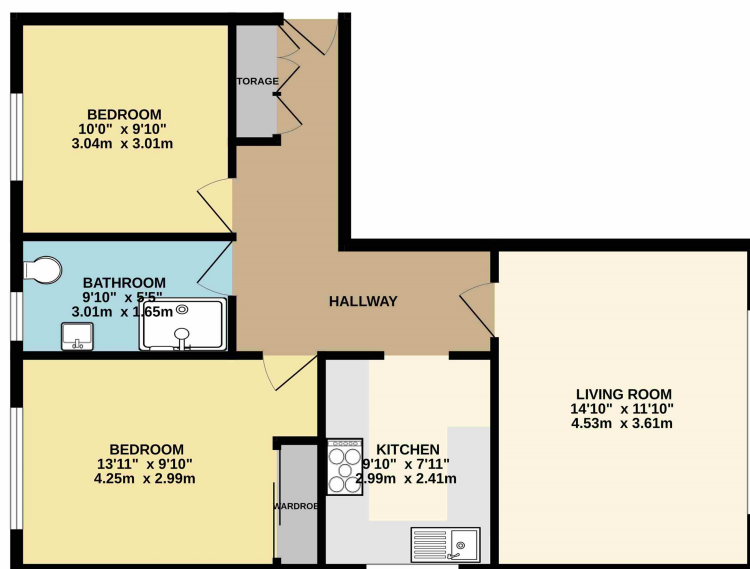
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 two double bedroom apartment is located on Poole Road in Branksome and is positioned close to Westbourne High street and is well positioned between Bournemouth and Poole. Offered on an unfurnished basis the property is modern and well presented throughout. The property is on the 3rd floor of the building with lift access to all floors. Upon entry to the apartment the rooms are well separated, there are two double bedrooms the master also benefits from a fitted wardrobe. Both are serviced by a large modern shower room with walk in shower. The kitchen is also modern and fitted with washing machine and dishwasher, there is also a fridge freezer provided. The living room is bright with full height windows and Juliette balcony, there is also a novel serving hatch to the kitchen. There is ad-hoc parking for residents of the building.



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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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