



FLAT 5 MAGNOLIA COURT
WESTBOURNE
Dorset, BH4 8AH

£1,300
PER CALENDAR MONTH

goadsby.com

SPACIOUS TWO BEDROOM APARTMENT IN THE GOLDEN GRID WESTBOURNE

- Two Bedroom Apartment
- First Floor
- Balcony
- Garage
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPC Directive 2002/91/EC	

Reference: 1141740

Deposit Amount: £1500

Council Tax Band: C

Furnishing: Furnished

Heating Type: Gas

Parking: Garage

Utilities: Ask Agent

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

Drainage: Mains Supply Drainage

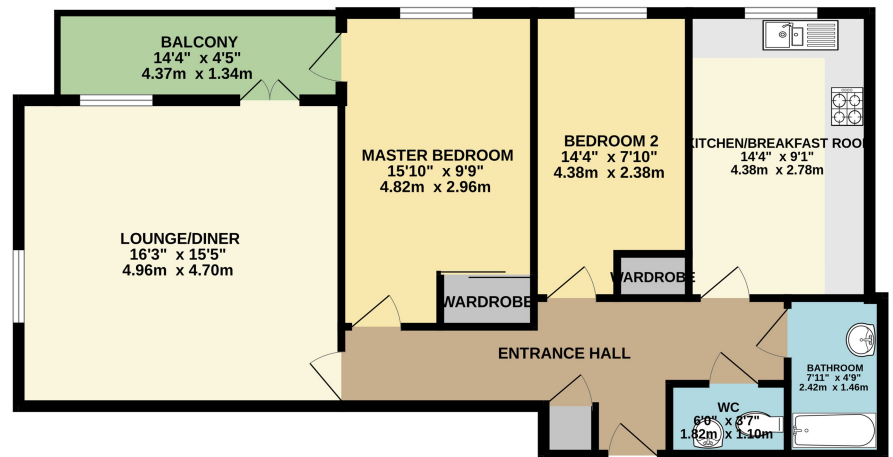
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

Located in the Golden Grid, this two bedroom first floor apartment is offered to the market furnished. The property is spacious throughout and benefits from a large balcony, kitchen/diner, two double bedrooms and a garage. Please note there is no lift at this property.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©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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