

30 STATUM
BOURNEMOUTH
Dorset, BH1 1AY

£1,000
PER CALENDAR MONTH

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MODERN ONE BEDROOM APARTMENT WITH BALCONY IN THE TOWN CENTRE.

- One Bedroom Apartment
- Offered Unfurnished
- Modern Features & Balcony
- Ad-Hoc Off Road Parking
- EPC Rating: Band B

Energy Efficiency Rating	
Current	Potential
B	B

Energy efficiency class: lower running costs
 Energy efficiency class: higher running costs
 England & Wales EU Directive 2002/91/EC
 www.epc4u.com



Reference: 1130698

Deposit Amount: £1153.84

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Unallocated Off Road Parking With Valid Permit Displayed

Utilities: Ask Agent
 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

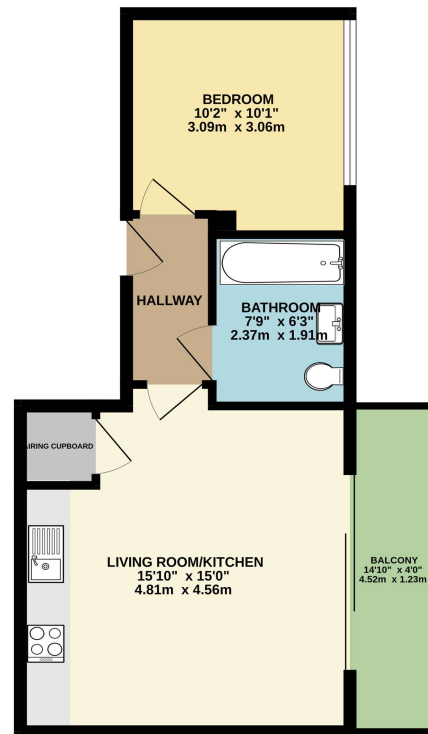
Flood Risk: For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk

Development: The site next door to the property is due to be developed and may affect the tenant of this property whilst development is ongoing.

This one bedroom first floor apartment is located on Wootton Mount in the town centre, and is ideally located close to the high street for amenities and local travel routes. The property is accessed through a secure entry phone system and is on the fifth floor of the building. The living room is bright and spacious and has sliding doors out onto the south facing balcony. The kitchen is open plan with the living room, there is a range of wall and floor mounted units. The bedroom is also bright with a large floor to ceiling south facing window. The apartment is serviced by a family bathroom with shower over bath. Offered on an unfurnished basis with ad-hoc parking and modern energy efficient features such as an air source heat pump water heater.

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GROUND FLOOR



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
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