



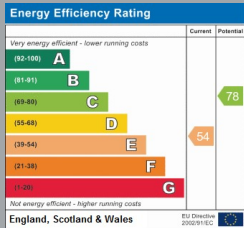
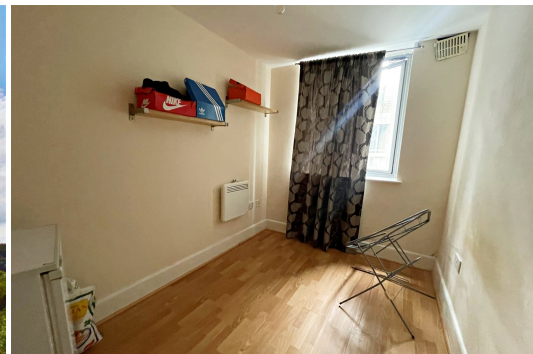
FLAT 3 PAVILION COURT  
BOURNEMOUTH  
Dorset, BH2 5AU

£975 PCM

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

# TWO BEDROOM FIRST FLOOR APARTMENT WITHIN EASY REACH TO THE TOWN AND LOCAL AMENITIES

- Two Bedroom First Floor Apartment
- Offered Unfurnished
- Town Centre Location
- Water Rates £25pcm/£35pcm for one/
- EPC Rating: Band E



Reference: 600883

**Deposit Amount:** £1,125

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric panel heaters

**Parking:** No Parking

**Utilities:** Ask agent  
Mains Supply Electricity  
Mains Supply Gas  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

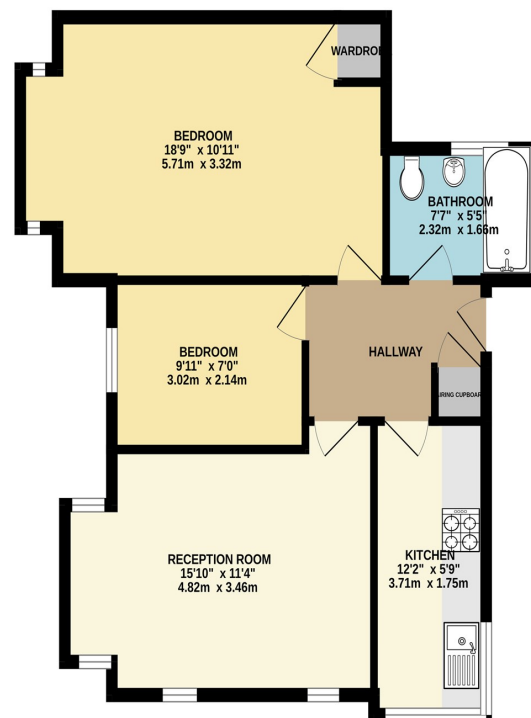
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Low surface water risk. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Two bedroom first floor apartment is located on Exeter Crescent, astride the BH2 development and a short distance from the Town Centre high street, local beaches and Bournemouth gardens. The property is offered on an unfurnished basis, with white goods. please note that there is an addition charge for water and sewerage rates, £25pcm for single occupancy and £35pcm for two tenants making the rental £1,000pcm or £1,010pcm. No parking included.

FIRST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Mergic C2025

**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.

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

01202 544644  
bournemouthlettings@goadsby.com

114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU