



FLAT 1
BOURNEMOUTH
Dorset, BH8 8EH

£800 PCM

goadsby.com

SPACIOUS & WELL PRESENTED STUDIO APARTMENT IN BOURNEMOUTH TOWN CENTRE.

- Studio Apartment
- Offered Furnished
- Town Centre Location
- Well Presented Throughout
- EPC Rating: Band E



Energy Efficiency Rating	
Most energy efficient - lower running costs	Current Potential
A (92-100)	B1
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (1-40)	

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

Reference: 1111483

Deposit Amount - £923.07
Council Tax - Band A

Furnishing: Furnished/

Heating Type: Electric plug in 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

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

Nestled in the heart of Bournemouth Town Centre, the apartment is accessed via secure entry phone system and communal entrance.

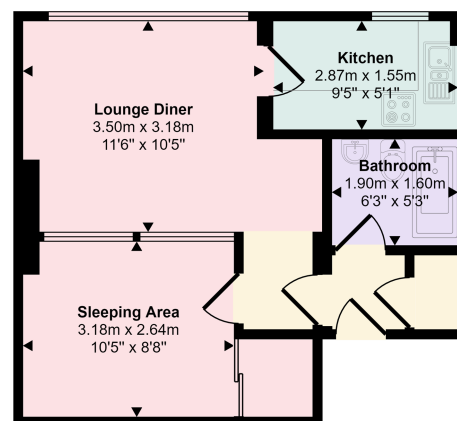
Upon stepping inside, you are greeted by a spacious hallway featuring a convenient storage cupboard. The hallway leads to a modern fitted bathroom.

The living area has been cleverly designed with a partition wall, creating a separate sleeping area with a built-in walk-in wardrobe. Despite this thoughtful division, the living area remains spacious as the high ceilings and large window add to the sense of openness and light within the space.

Moving on to the kitchen, you'll find a well-appointed area with an inset sink and hob, complemented by a built-in oven. Additionally, a window provides ample ventilation, ensuring a pleasant cooking experience.

Further benefits include double glazed windows and electric heating.

Please note the marketing photos were taken prior to the current tenancy in 2023



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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