



FLAT 10 MONARCH COURT
WESTBOURNE
Dorset, BH4 8DG

£1,400 PCM

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

*** SAVE £700 IF YOU MOVE INTO THIS PROPERTY BEFORE MID JANUARY (subject to terms & conditions)***
 SPACIOUS THREE BEDROOM TOP FLOOR APARTMENT SITUATED IN THE GOLDEN GRID CLOSE TO WESTBOURNE



- SAVE £700 IF YOU MOVE IN HERE*
- Three Bedroom Top Floor Apartment
- Balcony
- Unfurnished
- EPC Rating: Band E

SAVE £700 IF YOU MOVE INTO THIS PROPERTY BEFORE MID JANUARY** (subject to terms and conditions) This bright and spacious three bedroom top floor apartment is situated in the sought after location of the golden grid close to Westbourne Village. The property comprises of three bedrooms, spacious living area with southerly facing balcony, kitchen, cloakroom and bathroom. The property also benefits from a garage and ample storage. Please note this property does not have a lift.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
39	76
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC
 WWW.EPC4U.COM

Reference: 1147855

Deposit Amount: £1615.38

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Electric Storage Heaters

Parking: Garage

Utilities: Ask Agent
 Mains Supply Electricity
 Mains Supply Water

Drainage: Mains Supply Drainage

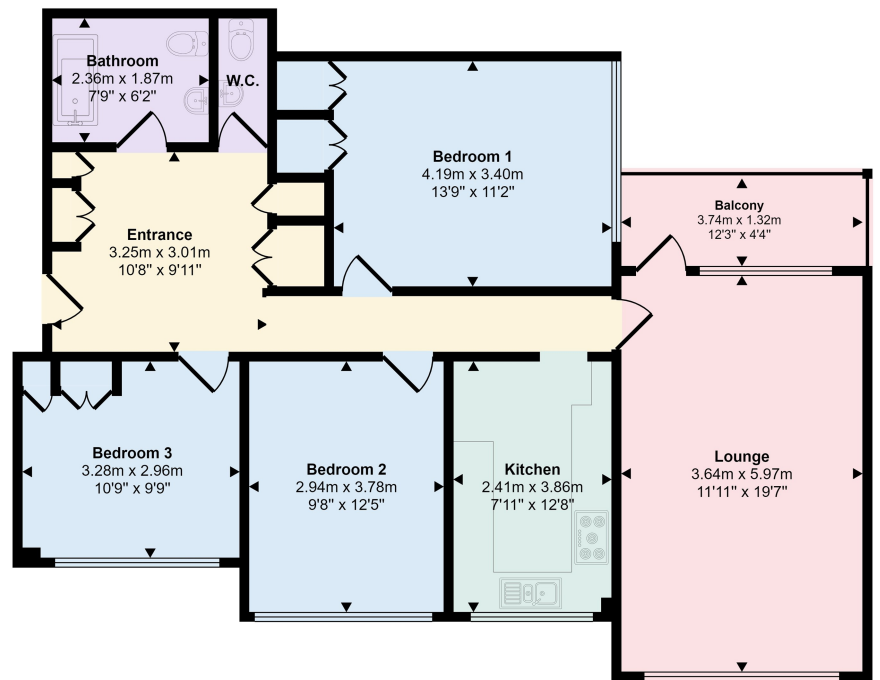
Broadband: Refer to Ofcom website
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Mobile Signal: Refer to Ofcom website
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Flood Risk: For more information refer to
gov.uk/check-long-term-flood-risk
www.gov.uk/check-long-term-flood-risk
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 BH13 7LE



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.

Goadsby & Harding (Residential) Ltd

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