



FLAT 2, 37A OLD CHRISTCHURCH ROAD
BOURNEMOUTH CENTRE
Dorset, BH1 1DS

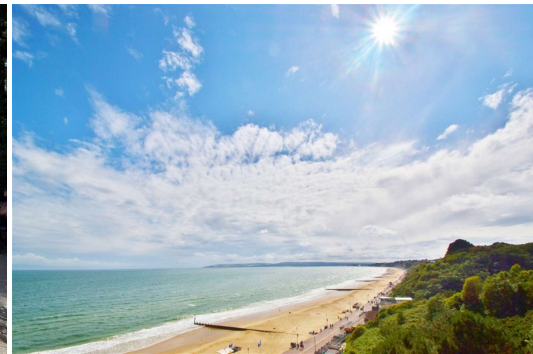
£1,100 PCM

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

SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT IN TOWN CENTRE LOCATION

- Two Bedroom Apartment
- Top Floor With No Lift
- Town Centre Location
- Offered Unfurnished
- EPC Rating: Band D

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency class: lower running costs</small>			
A	79-92		79
B	69-78		
C	59-68		
D	49-58	55	
E	39-48		
F	29-38		
G	1-28		
<small>Energy efficiency class: higher running costs</small>			
<small>England & Wales</small>			
<small>EU Directive 2002/91/EC</small>			
<small>www.epc4u.com</small>			



Reference: 1149791

Deposit Amount: £1,269.23

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Electric

Parking: No Parking

Utilities: Ask Agent
 Mains Supply Electricity
 Mains Supply Gas
 Mains Supply Water - metered

Drainage: Mains Supply Drainage

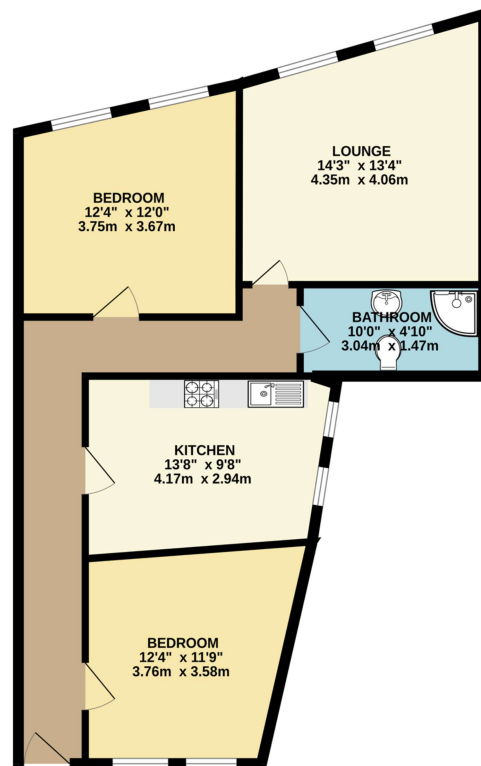
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

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

A spacious two bedroom apartment located in the Town Centre, just a short distance to Bournemouth Gardens and award winning beaches. This property is located on the top floor with no lift and offered to the market on an unfurnished basis. No parking included.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropac ©2004

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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