



34 STATUM
BOURNEMOUTH
Dorset, BH1 1AY

£1,350 PCM

goadsby.com

MODERN AND IMPECIBLY PRESENTED TWO DOUBLE BEDROOM APARTMENT IN THE TOWN CENTRE.

- Two Bedroom Apartment
- Offered Part-Furnished
- Modern Throughout
- Balcony With Town Views
- EPC Rating: Band C



This impeccably presented apartment, nestled within a contemporary building, resides in the heart of Bournemouth Town Centre.

Access is granted through a secure entry phone system, with the convenience of both a lift and stairs leading to the top floor. Upon entering the apartment, you are greeted by a generously proportioned entrance hall that provides access to all of the main living spaces.

The centrepiece is the open-plan lounge/kitchen/diner offering an abundance of natural light and ample room for various furnishings. The kitchen boasts an array of integrated appliances and fitted units. There is also a sizeable balcony extending from the lounge area, providing rooftop views over Bournemouth Town.

This apartment comprises two double bedrooms, both serviced by a well-appointed family bathroom featuring a bath, overhead shower, wash hand basin and WC.

Additional amenities include residents parking on a first come first served basis, access to a bicycle storage area, double glazed windows and electric heating. Offered on a part-furnished basis.

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

Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)	77	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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

Reference: 1111764

Deposit Amount: £1557.69

Council Tax: Band D

Furnishing: Part Furnished

Heating Type: Gas fired hot water radiators / Electric panel heaters / Electric overnight storage heaters / Oil / Gas fired warm air / Underfloor

Parking: Ad-Hoc Permit 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



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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