



FLAT 9 BEACH CLOSE  
BRANKSOME PARK  
Dorset, BH13 7BS

£1,550 PCM

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# DELIGHTFUL TWO BEDROOM BEDROOM FIRST FLOOR APARTMENT

- Delightful Two Bedroom Apartment
- Offered Unfurnished
- Garage Parking
- Desirable Area
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 1151837

**Deposit Amount:** £1,788.46

**Council Tax:** Band D

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Garage

#### Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

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

A delightful two-bedroom apartment on the desirable Beach Road, available for rent. This modern property boasts two spacious bedrooms and two bathrooms, along with a reception room.

The property is located on the first floor and offered unfurnished. Garage parking and close distance to Branksome Chine Beach, this stunning location is perfect for those who enjoy coastal living and taking in the fresh sea air.

Approx Gross Internal Area  
89 sq m / 958 sq ft



#### 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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