

FLAT 3 THE STRAND
BOURNEMOUTH
Dorset, BH2 5NT

£1,375 PCM

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

MODERN TWO BEDROOM FIRST FLOOR APARTMENT WITH TWO BATHROOMS & SECURE UNDERGROUND PARKING

- Two Bedroom Apartment
- Offered Unfurnished
- Modern Throughout
- Secure Underground Parking
- EPC Rating: Band C

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> A 92-100	
<small>Energy efficient - lower running costs</small> B 81-91	
<small>Decent energy efficiency - lower running costs</small> C 69-80	
<small>Some energy efficiency - lower running costs</small> D 55-68	
<small>Not very energy efficient - higher running costs</small> E 39-54	
<small>Very poor energy efficiency - higher running costs</small> F 21-38	
<small>Extremely poor energy efficiency - very high running costs</small> G 1-20	
76	80

EU Directive 2002/91/EC
England & Wales
www.epc.co.uk



Reference: 1114215

Deposit Amount: £1,586.53

Council Tax: Band D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

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

Drainage: Mains Supply Drainage

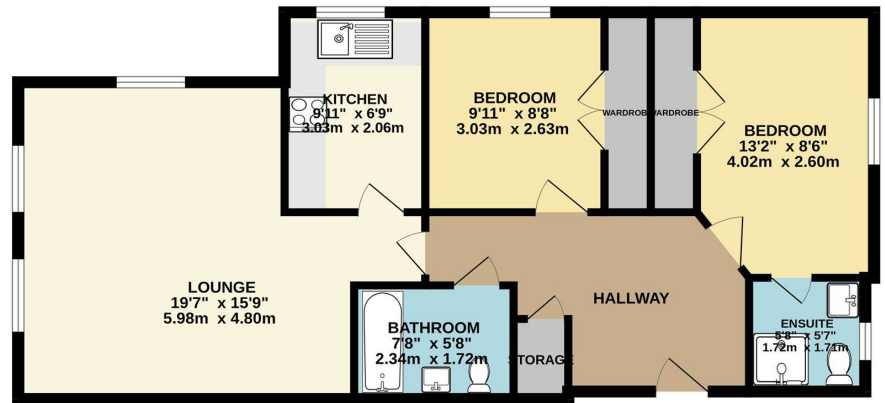
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

This modern two bedroom apartment is located on Tregonwell Road in the town centre. The property is positioned on a quiet road and is just a short distance from the town centre as well as Bournemouth beach. Positioned on the first floor of the building, upon entry to the apartment you are greeted with a large welcoming hallway off which are all the principle rooms. There are two double bedrooms, both with fitted wardrobes, the master also has the benefit of an en-suite bathroom whilst the second bedroom is serviced by the main family bathroom. The living room is spacious and L shaped making a natural split for a dining and living space. Off of the living room is the kitchen with a range of floor and wall mounted units, there is also a fitted fridge freezer, washing machine and dishwasher. In addition there is an allocated parking space in a secure underground car park. Offered on an unfurnished basis.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2024

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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