



FLAT 42 LINDEN HALL
BOURNEMOUTH CENTRE
Dorset, BH1 4DA

£1,250 PCM

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

WELL PRESENTED TWO BEDROOM APARTMENT WITH BALCONY & PARKING

- Two Bedroom Apartment
- Close To Travel Links
- Offered Unfurnished
- Balcony & Allocated Parking
- EPC Rating: Band D

Energy Efficiency Rating	
Current	Potential
Energy efficiency class: lower running costs A B C D E F G	
72	81
Energy efficiency class: higher running costs A B C D E F G	
England & Wales EU Directive 2002/91/EC	



Reference: 1151329

Deposit Amount - £1,442.30
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

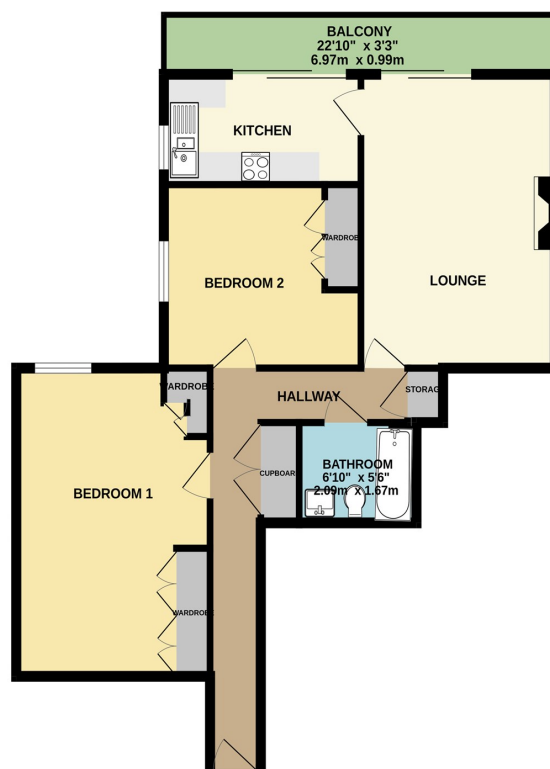
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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 well presented two-bedroom apartment, located on the first floor in Boscombe, offers a comfortable and well-appointed living space. It features a balcony with views of the picturesque Boscombe Gardens, providing a serene outdoor space. The apartment is equipped with double-glazed windows throughout and both bedrooms come with built-in wardrobes, offering ample storage. The property benefits from allocated parking, providing convenient off-street parking. Located close to travel links, it offers easy access to public transport and local amenities. The apartment is offered unfurnished, allowing tenants to bring their own style and furnishings. Additionally, the building includes a lift for easy access to the first floor.

GROUND FLOOR



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. ~~For ease of fitting~~ 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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