



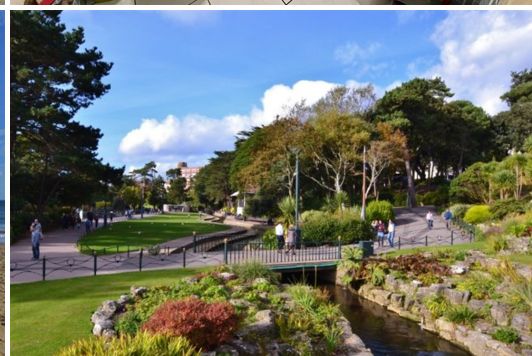
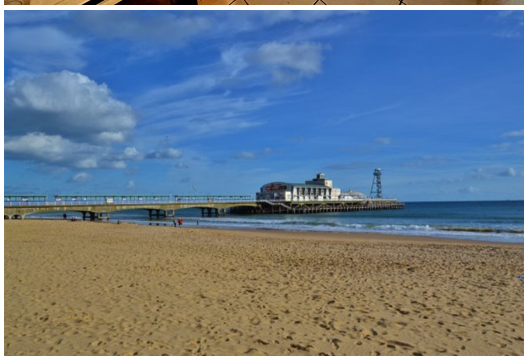
FLAT 8, 11 WOOTTON GARDENS
BOURNEMOUTH
Dorset, BH1 1PW

£725 PCM

goadsby.com

TOP FLOOR STUDIO FLAT IN BOURNEMOUTH TOWN CENTRE

- Studio Apartment
- Offered Unfurnished with pull out bed
- Top Floor
- Town Centre Location
- EPC Rating: Band E



Energy Efficiency Rating		
Band	Current	Potential
A		
B		
C		75
D		
E	42	
F		
G		

Not energy efficient - higher running costs
 EPC Rating: 2002/91/EC
 England & Wales
 www.epc.co.uk

Reference: 569045

Deposit Amount: £836.53

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: None

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

Drainage: Private Supply Drainage

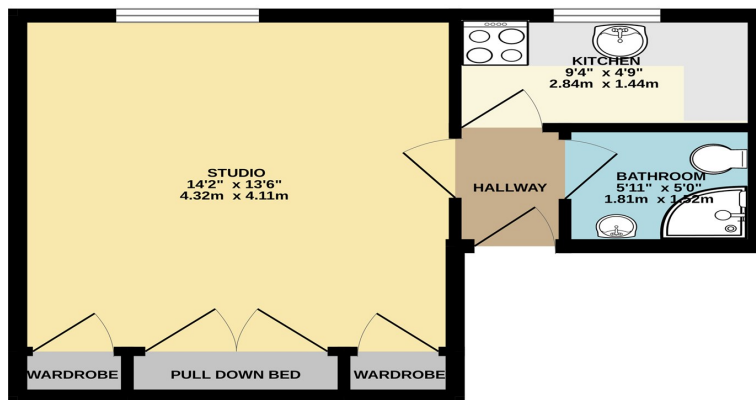
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

This top floor studio apartment is offered to the market unfurnished with pull out bed. The property is located in the town centre close to shops and local amenities.

THIRD FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropac 02026

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.

01202 544644
 bournemouthlettings@goadsby.com

114 Old Christchurch Road
 Bournemouth, Dorset
 BH1 1LU

Goadsby & Harding (Residential) Ltd
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280