



FLAT 5 WOODBURY

EAST CLIFF

Dorset, BH1 3AD

£1,550 PCM

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# FOUR BEDROOM TOP FLOOR APARTMENT ON THE EAST CLIFF WITH STUNNING SEA VIEWS.

- Four Double Bedroom Apartment
- Stunning Sea Views
- Offered Unfurnished
- Ad-Hoc Off Road Parking and Garage
- EPC Rating: Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	77	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England, Scotland & Wales  
EU Directive 2002/91/EC

Reference: 451678

This delightful four bedroom apartment is located in a highly desirable location on East Overcliff Drive. The property benefits from four double bedrooms, one bathroom and separate W/C, garage, ad-hoc off road parking and ample storage. There are also stunning sea views from the living room. The property is offered unfurnished basis.

**Deposit Amount:** £1788.46

**Council Tax:** Band E

**Furnishing:** Unfurnished

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

**Parking:** Ad-Hoc Parking and Garage

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

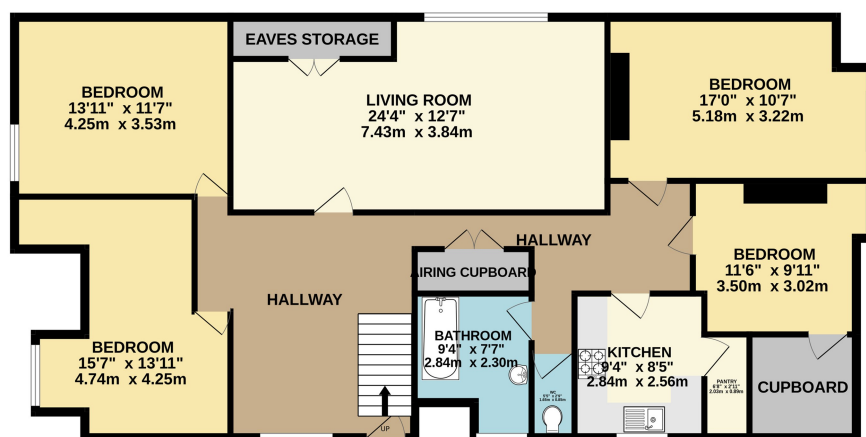
**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](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)

## GROUND FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE  
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### 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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