



**Poole Road, Bournemouth, Dorset, BH2 5QJ**  
**£825 PCM**

BOURNEMOUTH, TRIANGLE, £825.00 PCM. Refurbished studio apartment located close to the Triangle and Town Centre. Flat is located on the first floor. It is open plan with a modern fitted kitchen with oven, two ring hob and extractor with under worktop fridge. Neutral decor throughout with a modern flooring. There is a contemporary shower room with white and grey marble patterned tiled walls and tiled flooring. Open plan main room, lounge area and a separate recessed area ideal for a bed and wardrobe. This is a small apartment and ideal for a single person. Gas central heating and double glazed. Communal residents' laundry room. NO PARKING. Fixed utility bills of £200.00 per month, which is great, along with free WIFI. Deposit £925. Available for a Mid April moving. DON'T MISS OUT ON THIS SUPER LITTLE APARTMENT IN A GREAT LOCATION.







## First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



EXPERT PROPERTY SERVICE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		43	43
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 24.9 sq. metres (268.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

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## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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