



## Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £695 PCM



### BOURNEMOUTH STUDIOS!

Bracken House is located in the heart of Lansdowne. Bracken House's individual studio apartments boast the latest compact personal food preparation areas with a 2 ring hob, fridge with freezer section, microwave, sink and drainer, and storage cupboard.

All apartments have full en-suite facilities including showers and are furnished throughout with quality, modern furniture. Each studio has a double bed and provides a great space for you to relax. Bracken House studios are spacious and available across 6 floors, with the upper floors giving panoramic views across Bournemouth.

The weekly rent is inclusive of utility bills (excluding council tax) and free broadband access. Deposits are only £350 per room.

#### Features and facilities:

- Selection of studio apartments
- Bespoke fitted mini kitchens
- 2 minutes' walk from the beach
- Laundry facilities on site
- Fantastic panoramic views
- 24 hour CCTV
- In the heart of the city centre

EPC Rating: C  
Council Tax Band: A

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01202 315 800





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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