



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



STUDIOS AVAILABLE NOW! ALL BILLS INCLUDED (EXC COUNCIL TAX)

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 rent is inclusive of utility bills 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

Council Tax Band:A

EPC Rating:C

### 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	75	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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