



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

 1  1  0  C

MODERN STUDIO FLAT IN PRIME LANSDOWNE LOCATION

\*\*\*EXCELLENT TRANSPORT LINKS\*\*\*5- MINUTE WALK TO BOURNEMOUTH TRAIN STATION\*\*\*10  
MINUTE WALK TO SANDY BEACHES\*\*\*

Each STUDIO has EN-SUITE BATHROOM and comes with MODERN FURNISHINGS and  
KITCHENETTE

Access to COMMUNAL LAUNDRY ROOM

ALL BILLS INCLUDED (excluding council tax)

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		76	78
(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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