



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

 1  1  0  C

MODERN STUDIO FLAT IN PRIME LANSDOWNE LOCATION

EXCELLENT TRANSPORT LINKS5- 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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