



## Bracken House 20-28 Cotlands Road, Bournemouth, BH1 3BS £775 PCM



Located in the heart of Lansdowne, the property is close to local amenities, travel links and the famous Bournemouth beaches!

Suitable for single occupants, the property consists of a double bed, wardrobe, drawers, desk and chair. It has an en-suite bathroom and small kitchenette unit comprising of a double hob, fridge and sink.

NB: The rent does not include bills and the essential bill package of £775pcm includes: wifi, heating, water, sewerage and electric. (we are unable to include council tax unless you are a student with an exemption certificate). Single occupancy benefits from a 25% council tax reduction.

Council Tax Band: lowest - band A

EPC Rating: C

Call now to enquire.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.