



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



LANSDOWNE STUDIOS, AVAILABLE NOW! All bills Included (exc. council tax)

- Self Contained Studio
- Bespoke fitted mini kitchens
- En Suite Bathroom
- Laundry facilities on site
- Central Bournemouth Location

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) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.