

## 517 Christchurch Road, Boscombe, Bournemouth, Dorset BH1 4AG



**£950 Per Calendar Month**



**AVAILABLE NOW - STUNNING 1 BED TOP FLOOR FLAT - HIGH QUALITY FINISH - KITCHEN WITH INTEGRATED APPLIANCES - GOOD TRANSPORT LINKS NEARBY - CLOSE TO SHOPS - PROPERTY HAS NO ALLOCATED PARKING SPACE**

This modern one bedroom top (second) floor flat has been finished to a very high standard. The accommodation consists of a large open plan lounge and kitchen which comes with appliances included, breakfast bar and plenty of cupboard space.

There is a modern bathroom with shower over bath, WC and basin as well as a large fitted storage cupboard.

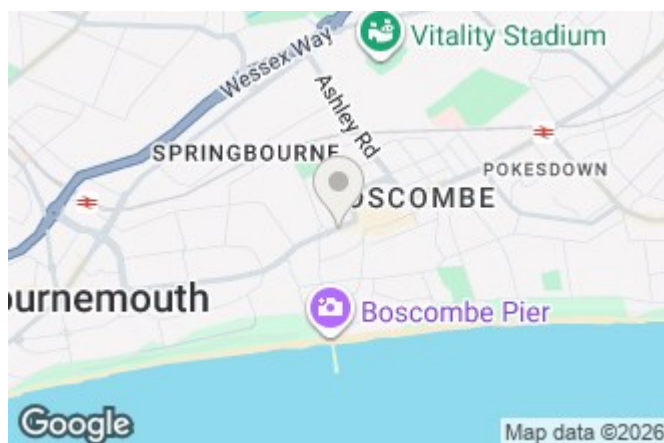
The bedroom is a very good size and also comes with a fitted cupboard/wardrobe space and has plenty of room for additional bedroom furniture.

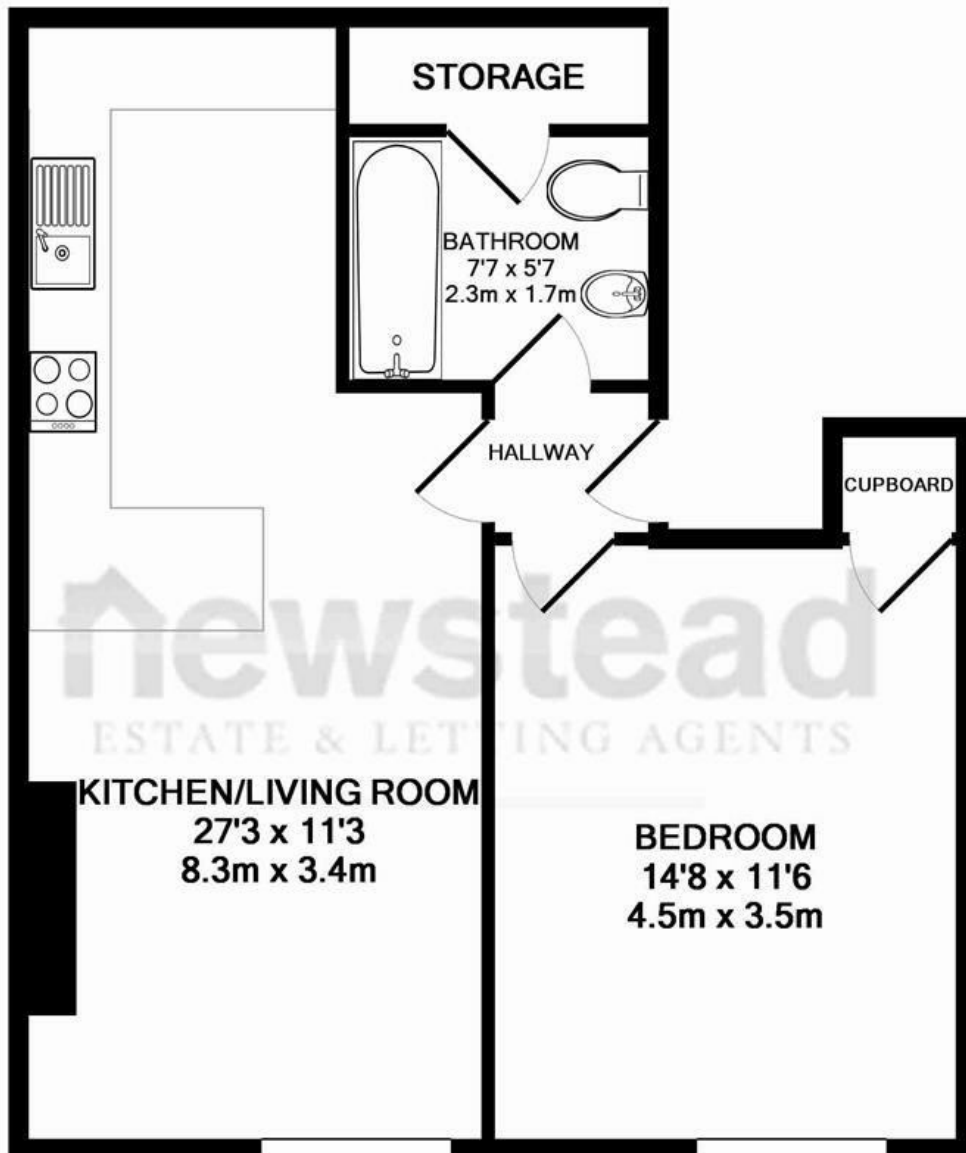
As well as the contemporary finish, the flat comes with modern heating and UPVC double glazing as well as a feature fireplace and beautiful wooden floors.

Property has no allocated parking space.

The owner prefers to rent the property to a full-time professional person or a couple without pets or children.

Available now





TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		78	78			81	81