

## Northcote Road, Bournemouth, Dorset BH1 4SQ



**£1,200 Per Calendar Month**



SECOND FLOOR | ALLOCATED PARKING SPACE | TWO BEDROOMS | LIVING ROOM | KITCHEN/BREAKFAST ROOM | NEW BATHROOM | GAS HEATING VIA RADIATORS | DOUBLE GLAZED, NEW GAS BOILER,

A security controlled entrance door opens into the entrance foyer with stairs only taking you up to the second floor level where a private entrance door opens into the flat.

The hall has doors to all principal rooms plus a door to a good sized storage cupboard.

There is a separate living room.

There are two decent sized bedrooms.

New lovely bathroom with full tiling

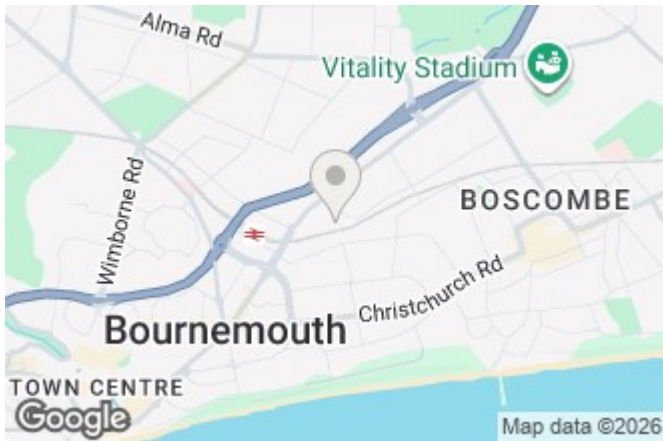
Wall-mounted New 'Glow-worm' gas combination boiler serving the heating and domestic hot water.

There is an allocated parking space conveyed with the property plus some visitor parking spaces.

Council Tax Band B

# BELVOIR!

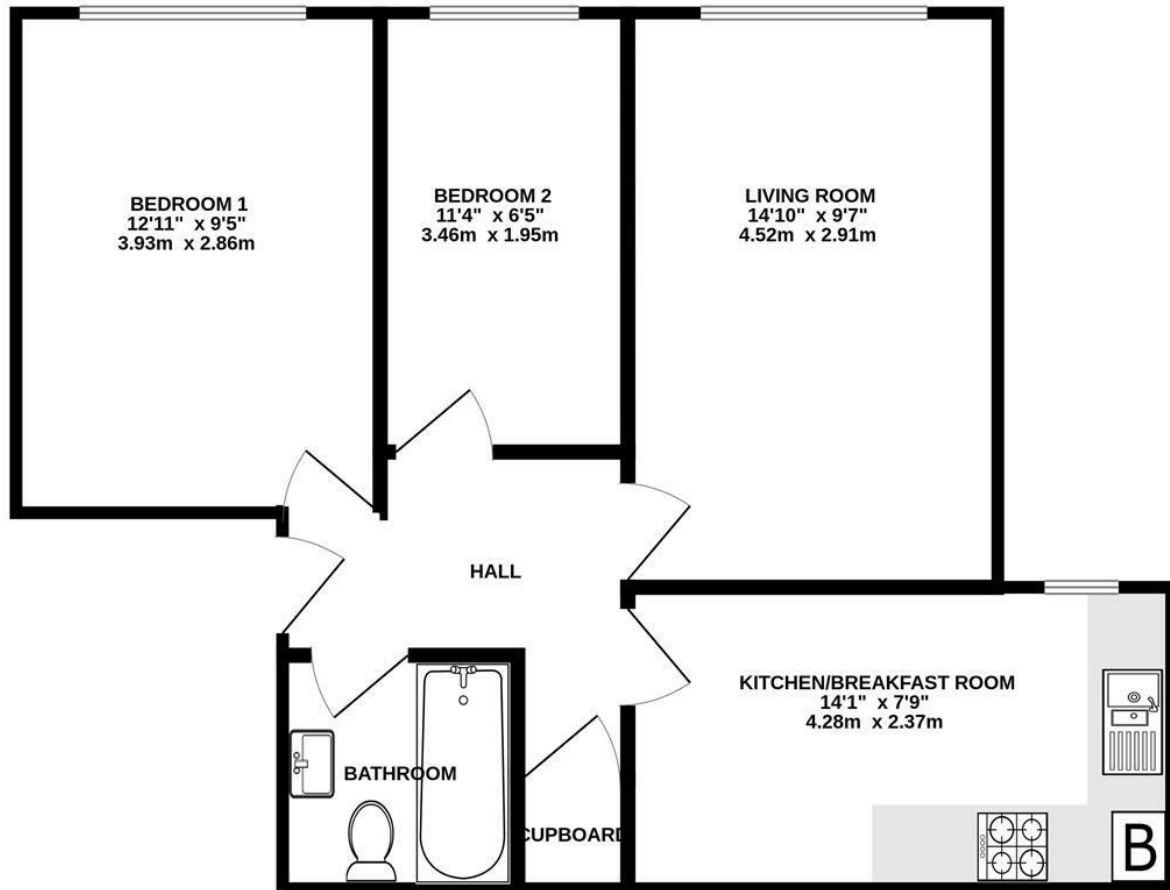
Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU



Call: 01202 430 108


[belvoir.co.uk](http://belvoir.co.uk)

## SECOND FLOOR FLAT 541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very 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			
England & Wales		73	80
		EU Directive 2002/91/EC	

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