

## Bradburne Road, Bournemouth, BH2 5ST



**£1,100 Per Calendar Month**



GROUND-FLOOR GARDEN MAISONETTE | LARGE ENTRANCE LOBBY | ONE BEDROOM | OPEN PLAN LIVING/KITCHENETTE | MODERN SHOWER ROOM | ONE PARKING SPACE | GOOD SIZED PRIVATE GARDEN

FOOTPATH TO CENTRAL GARDENS WITH WALKS TO THE TOWN CENTRE \* PLAY PARK NEARBY \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZED

Good sized open plan living/kitchenette with dual aspect windows and a door opening out to the private rear garden.

The kitchen area comprises a matching range of wall and floor mounted cupboard units with roll edge work tops with tiled surrounds incorporating a single drainer sink unit. Integrated electric hob with filter hood over and oven under. Wall-mounted gas boiler serving heating and domestic hot water. A door leads into the:-

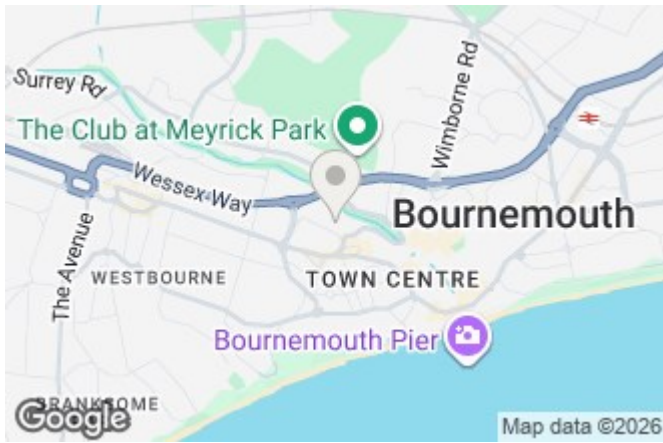
The shower room comprises a modern wash hand basin, close coupled WC and large shower cubicle. Heated towel ladder.

There is a good sized and enclosed private garden which is mainly laid to lawn with shrub borders and gated front access.

There are two allocated parking spaces.

# BELVOIR!

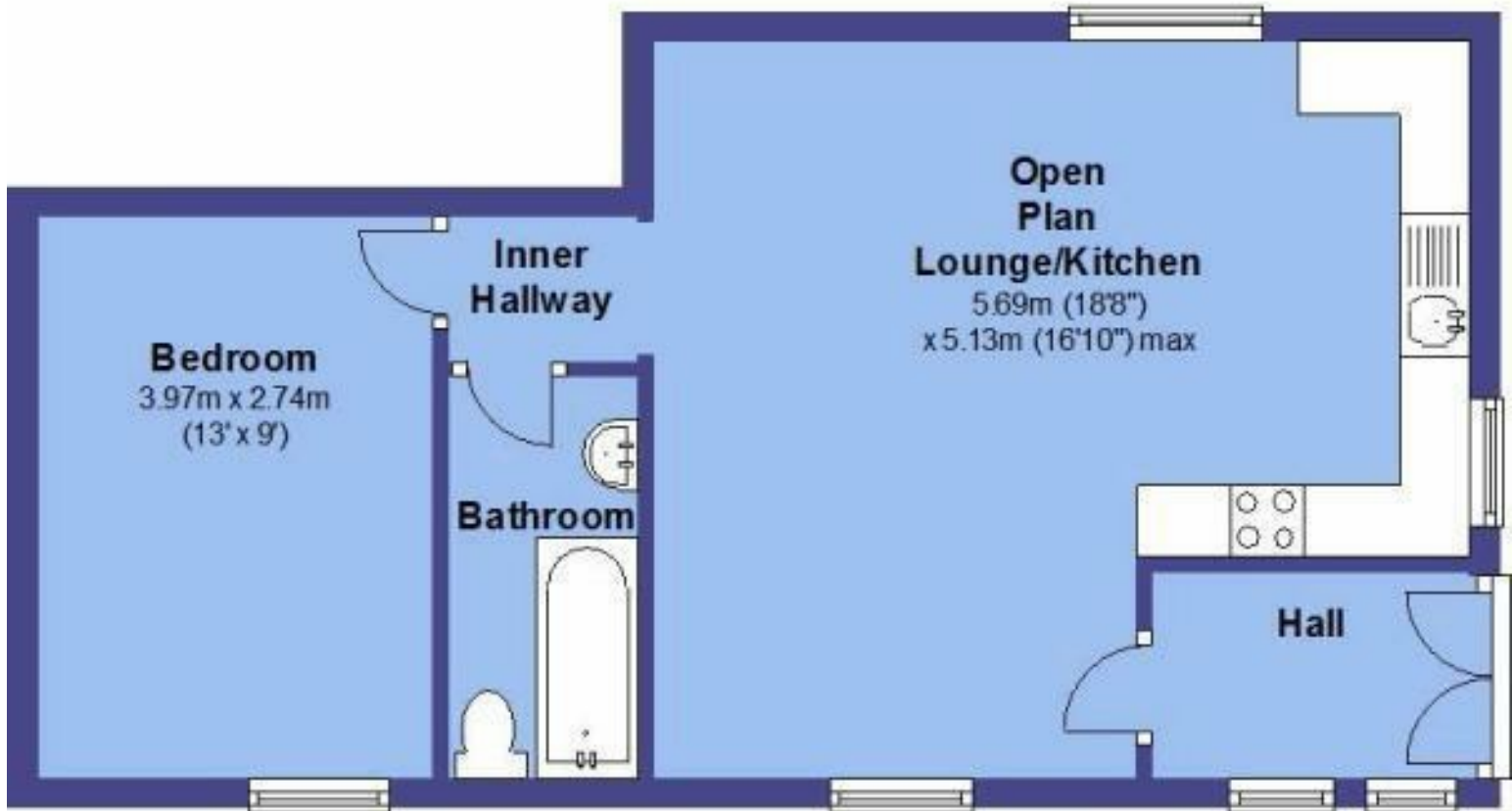
Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU



Call: 01202 430 108

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

## Ground Floor



**This Floor Plan is for guidance only and is not to scale.  
Plan produced using The Mobile Agent.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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	