



£1,450 PCM

21b Studland Dene, Bournemouth, BH4 8JA



S A X E C O B U R G™

*Property Experts*







## Full Details

A modern two bedroom apartment located in a highly sought after area, just a short walk to Bournemouth town Centre and beaches.

This stunning property features a contemporary, open plan living area including a high spec kitchen with an electric oven, hob and dishwasher. The dining area comprises of a breakfast bar with two matching high chairs. In the living area there is a pair of matching leather sofas, an adjustable height coffee table enabling dining for four, and a flat screen television with Freeview and Blu-ray. Bedroom one is furnished with a king size bed and dressing table, with patio doors leading out onto a large balcony with sea views. Bedroom two is furnished with bunk beds and also has patio doors leading out onto the balcony. The shared balcony is furnished with a patio table and matching chairs. All Bills Included.

Available from from October for short term.

## FEATURES & SPECIFICATIONS

- Large balcony with sea views
- Fully furnished
- A very short walk to the beach
- Lift access
- All bills included
- Modern throughout
- Available from November until 24th March 2024
- Laundry Free access

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066    [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



S A X E   C O B U R G™

*Property Experts*