



**26 Princes Court, 28 Sea Road, Boscombe, Bournemouth, BH5 1DF**

**£695 Per Calendar Month**

IMMACULATE MODERN FLAT - BRIGHT AND SPACIOUS - NEWLY REFURBISHED - AVAILABLE NOW



This one bedroom top floor flat is located just a short walk from the beach at Boscombe Pier as well as being within easy reach of the shops on Christchurch Road. The property has been newly converted and has been finished to a high standard throughout.

There is an open plan lounge/kitchen area with new modern kitchen units and integrated oven and hob. There is a small but functional modern shower room as well as a half partitioned bedroom area which gives extra natural light to the flat.

Available 14th November



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-120 kWh/m <sup>2</sup> /year	45-55 kWh/m <sup>2</sup> /year	100-120 g/m <sup>2</sup> /year	45-55 g/m <sup>2</sup> /year
A	A+	A	A+
91-104 kWh/m <sup>2</sup> /year	56-65 kWh/m <sup>2</sup> /year	61-90 g/m <sup>2</sup> /year	56-65 g/m <sup>2</sup> /year
B	B+	B	B+
81-90 kWh/m <sup>2</sup> /year	66-75 kWh/m <sup>2</sup> /year	51-60 g/m <sup>2</sup> /year	51-60 g/m <sup>2</sup> /year
C	C+	C	C+
71-80 kWh/m <sup>2</sup> /year	76-85 kWh/m <sup>2</sup> /year	41-50 g/m <sup>2</sup> /year	41-50 g/m <sup>2</sup> /year
D	D+	D	D+
61-70 kWh/m <sup>2</sup> /year	86-95 kWh/m <sup>2</sup> /year	31-40 g/m <sup>2</sup> /year	31-40 g/m <sup>2</sup> /year
E	E+	E	E+
51-60 kWh/m <sup>2</sup> /year	96-105 kWh/m <sup>2</sup> /year	21-30 g/m <sup>2</sup> /year	21-30 g/m <sup>2</sup> /year
F	F+	F	F+
41-50 kWh/m <sup>2</sup> /year	106-125 kWh/m <sup>2</sup> /year	11-20 g/m <sup>2</sup> /year	11-20 g/m <sup>2</sup> /year
G	G+	G	G+
31-40 kWh/m <sup>2</sup> /year	126-150 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
H	H+	H	H+
21-30 kWh/m <sup>2</sup> /year	151-180 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
I	I+	I	I+
11-20 kWh/m <sup>2</sup> /year	181-220 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
J	J+	J	J+
1-10 kWh/m <sup>2</sup> /year	221-250 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
K	K+	K	K+
0-10 kWh/m <sup>2</sup> /year	251-300 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
L	L+	L	L+
0-10 kWh/m <sup>2</sup> /year	301-350 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
M	M+	M	M+
0-10 kWh/m <sup>2</sup> /year	351-400 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
N	N+	N	N+
0-10 kWh/m <sup>2</sup> /year	401-450 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
O	O+	O	O+
0-10 kWh/m <sup>2</sup> /year	451-500 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
P	P+	P	P+
0-10 kWh/m <sup>2</sup> /year	501-550 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	551-600 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	601-650 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	651-700 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	701-750 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	751-800 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	801-850 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	851-900 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	901-950 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year
0-10 kWh/m <sup>2</sup> /year	951-1000 kWh/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year	1-10 g/m <sup>2</sup> /year