

## Milton Road, Bournemouth, Dorset BH8 8LP



**£775 Per Calendar Month**



Belvoir are proud to offer to the market a newly refurbished, modern 2 bedroom apartment in the popular area of Charminster.

The main building is well looked after and serviced providing a pleasant communal area up to the apartment.

Through the front door you reach a spacious entrance hallway which leads into each room of the property. To the right you have a light and spacious double bedroom. Next door you have a smaller bedroom which for a young family would be make a perfect child's bedroom, or for a professional couple a spacious office/dressing room. The bathroom in the property is stunningly refurbished with new modern fittings, with a bath and head over shower. You then make your way into the open plan lounge and kitchen. The lounge is spacious and well lit from the large windows creating a desirable place to relax. The kitchen has been decorated to a high standard with all modern fixtures and fittings. It comes equipped with a built in fridge, freezer, washing machine and oven.

The property has central heating and double glazed windows throughout.

AVAILABLE NOW for £775pcm with a deposit of £1150.

No DSS

No Students

No pets





TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 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>                  |  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |