

## Charminster Road, Charminster, Bournemouth, Dorset BH8 9QQ



**£875 Per Calendar Month**



**MODERN 2 BEDROOM PROPERTY - INTEGRATED KITCHEN APPLIANCES - CLOSE TO TRANSPORT LINKS AND SHOPS - AVAILABLE 1ST DECEMBER 2016**

The accommodation consists of a spacious open plan lounge / kitchen at the rear, with dual aspect windows. The modern kitchen comes with an integrated fridge and washer/dryer, electric oven and gas hob as well as plenty of useful storage space.

There is a lovely modern bathroom with white suite and contemporary style tiling. The two bedrooms have bright skylight windows for extra light and increased privacy.

Having been built just over a year ago, the flat has all the modern energy efficient systems, such as modern gas central heating, UPVC double glazing and increased insulation to keep energy bills to a minimum.

Outside there is on-road parking. There is also a handy cycle store at the rear.

Available from 1st December 2016

Deposit £1000

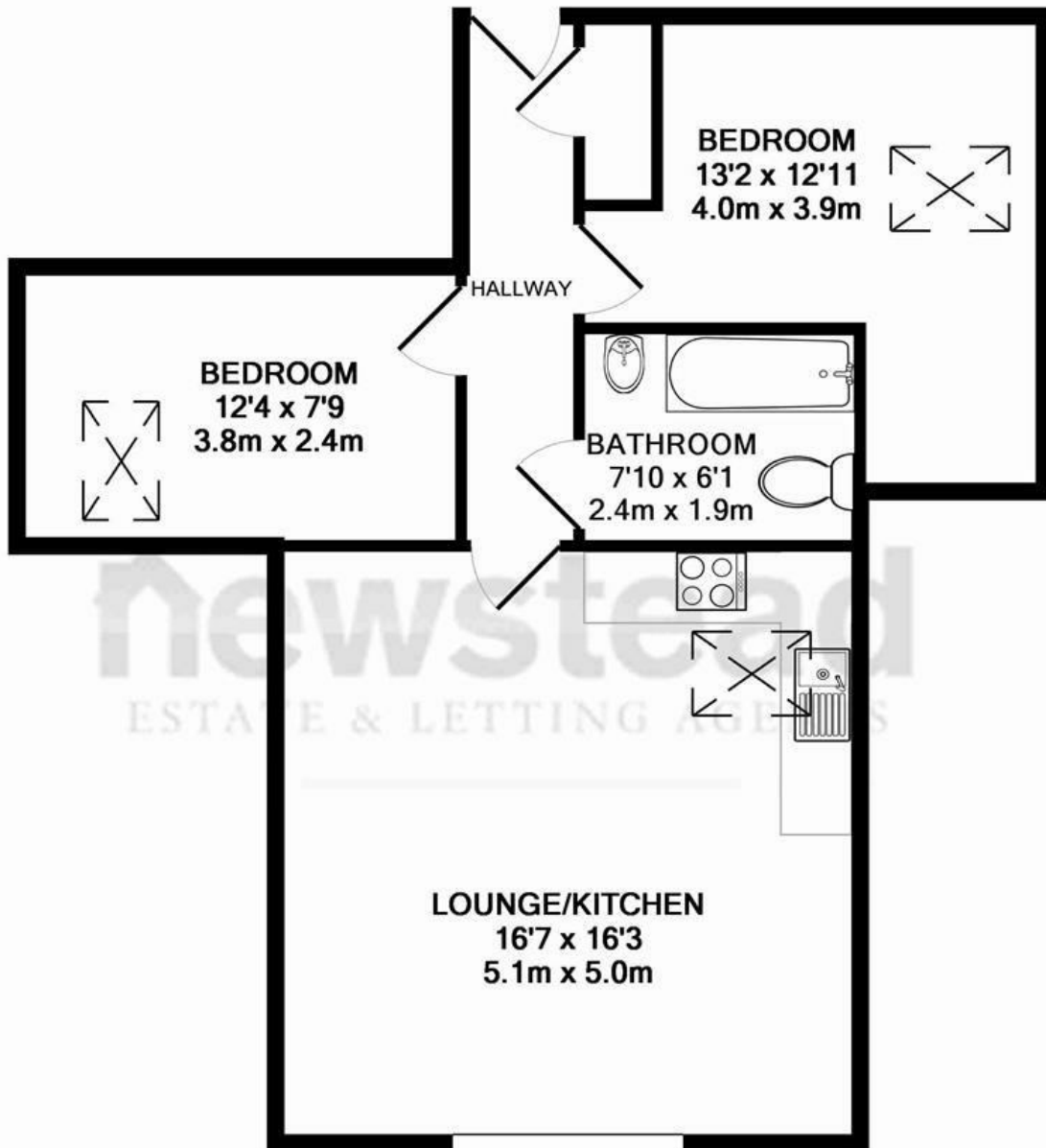
No Pets

No DSS

Bournemouth Borough Council Tax Band B







TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 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

Made with Metropix ©2015

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		82	82
		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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		87	87
		EU Directive 2002/91/EC	