

## Castle Lane East, Bournemouth, Dorset BH7 6SN



**£950 Per Calendar Month**



This large two bedroom ground floor maisonette is located on Castle Lane East within a short walk of JP Morgan and Bournemouth Hospital. The property has been informally split from a large detached house and has accommodation consisting of an open plan lounge, dining room and kitchen, two double bedrooms and a shower room. There is also a large conservatory opening out to the large garden to the rear.

There is gas central heating and UPVC double glazing.

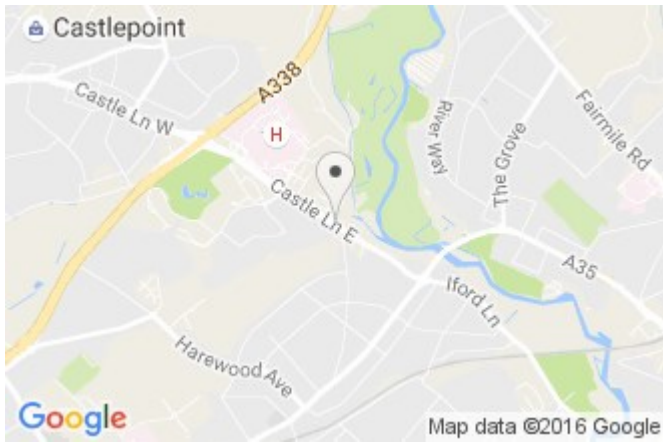
There is parking at the front on the driveway for two cars. Council tax is charged to the entire property and will be split on a share of £120 per month payable by the new tenants of the ground floor flat and £100 per month for the upper flat.

The first floor flat is also available at £850 per calendar month as a separate let.

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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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	