

Christopher Shaw

Lettings • Property Management • Sales

Osborne Road, BH9 2JJ

£2,950 Monthly

TO LET



Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Available for the 2024-2025 Student Term
- Furnished
- Furnished

Description

One of our top landlords will be offering this house for next year, it is in the perfect location near the University and Winton High Street and is to a superb standard. The house features 5 double bedrooms all of which feature individual locks, as part of the recent refurbishment it had a new kitchen, 2 new shower rooms as well as extensive work on both the heating and electrics. The landlord would prefer a mature group, a group who will appreciate the house and look after it to a good standard, If this sounds like your group then please get in touch. PLEASE SEE THE BILL ARRANGEMENT BELOW...

The price advertised is without bills, the landlord has a set package for bills included

Gas, Central heating, and Electric (non-restricted, subject to fair use policy)
 Water and Sewerage
 Broadband (Unlimited)
 Gardening (Bi-annual tidy up)
 Monthly contract clean of communal, bathrooms, hallways, etc

Price per person for mandatory bills included package £510PPPM
 Total Price £2550.00

*Please note you are responsible for obtaining a TV license and proving your council tax exemption.

Extra Information:

Unless stated otherwise deposits are fixed at 5 weeks rent, we will ask for 4 weeks rent to be paid on the

Room Dimensions

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Floor Plan

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92- A)		Very environmentally friendly - lower CO ₂ emissions (92- 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC