

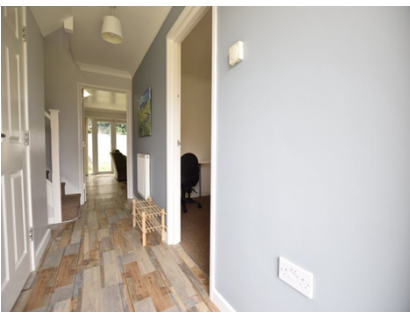
# Christopher Shaw

Lettings • Property Management • Sales

Richards Close, BH10 4FR

**£2,300 Monthly**

**TO LET**



## Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Available for the 2024-2025 Student Term
- Bills Package In Description
- Furnished

## Description

Situated in a private cul-de-sac in Ensbury Park is one of 4 private student houses, all built in recent years and to a high standard, these are usually the first houses to go. This property is a semi-detached on the corner of the development and is both light, neutral and fitted with modern open plan kitchen/living rooms, 2 modern showers, double bedrooms throughout and the latest heating and insulation. The property is within walking distance to both Talbot Campus and Winton high Street and has local shops nearby for those essentials.

Room Sizes:

Lounge :15'4" x 15'10"

Room one: 7'9" x 12'

Room two: 7'9" x 13'5 into alcove

Room three: 7'6" x 11'0" wardrobe

Room four: 7'10" 11'8" plus wardrobe

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

Gas and Central heating (non-timed, but subject to a fair usage policy.)

Water and Sewerage

Virgin Fibre Optic Broadband (Unlimited)

Monthly cleaner for light communal hallway and bathroom/WC clean

Price per person for Bills included package £500PDM

## Room Dimensions

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- 
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## Floor Plan

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

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92- A)		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	78	<b>England &amp; Wales</b> EU Directive 2002/91/EC	90