

# Christopher Shaw

Lettings • Property Management • Sales

Osborne Road, BH9 2JL

**£2,800 Monthly**

**TO LET**



## Property Features:

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

## Description

The property offered here is a five-bedroom detached student home. With five double bedrooms, two downstairs and 3 upstairs as well as two bathrooms including 1 en-suite. The landlord has added a conservatory at the rear to maximize communal space, this is accessed off the large kitchen complete with white goods. All bedrooms come with Beds, Storage, and a desk.

Seasonal gardening included.

Room Sizes:

- Room one: 11'8" x 14'8" into bay
- Room two: 11'7 x 9'4" into widest point
- Room three: NA ( Double room )
- Room four: 10'4" x 14'7" into bay
- Room five: 12'2" x 10'4"

Extra Information:

Unless stated otherwise deposits are fixed at 5 weeks rent, we will ask for 1 weeks rent to be paid on the reservation of the property. This will be deducted from the final balance on move-in. If you fail referencing or withdraw from the let this will not be refunded.

Unless stated otherwise or agreed with our negotiator in writing, all properties are sold as seen. All

## Room Dimensions

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## Floor Plan

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

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <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>79</b>	<b>England &amp; Wales</b>
		<b>68</b>	EU Directive 2002/91/EC
			<b>62</b>
			<b>74</b>