

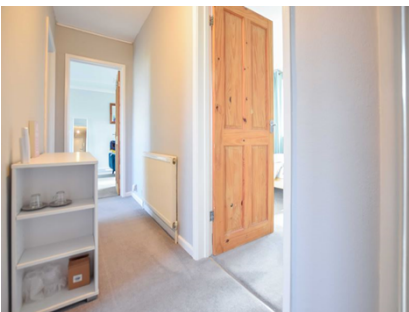
MRKT

PROPERTY EXPERTS

Branksome Wood Road, BH12

£1,300 Monthly

TO LET



Property Features:

- Unfurnished
- 1 Weeks rent payable on reservation
- Allocated Off Road Parking
- Central Heating
- Unfurnished
- 1 Weeks rent payable on reservation

Description

View this beautifully presented 2 double bedroom apartment on the corner of Surrey Road and Branksome Wood Road, a stones throw from Coy Pond and both Bournemouth and Westbourne high streets. The property has been occupied by the owner up to this point and that shows with the way it has been cared for. The decor is bright and neutral and in good order though out.

Each room is generous in size, with two good sized bedrooms, both with wardrobes (one fitted and one freestanding) but otherwise unfurnished. The kitchen is a great size and completely separate to the main living area. The lounge in its current layout (again it will be unfurnished) offers space for a living room, dining area as well as a desk to work from home, exactly how the owner has used it. Lastly the bathroom features a bath and shower over as well as a washing machine fitted into the airing cupboard. White goods are also included. The Hob is an induction hob so suitable pots and pans will be needed.

Externally the property is well kept, and this flat comes with a garage and parking space directly in front of your garage door. NOTE! The owner strongly recommends the garage is only used for a small car, bikes and non perishable items as they will get damaged, no responsibility will be taken if you use the garage for otherwise instructed.

Please note due to the landlords rent protection insurance no students will be permitted, and a minimum salaried income is required at £39,000 to qualify for the property. You will need to have been working in a position for more than 3 months. Guarantors will not be accepted.

Room Dimensions

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-
-
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Floor Plan

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

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) 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