

Christopher Shaw

Lettings • Property Management • Sales

Ensbury Avenue, BH10 4HF

£2,300 Monthly

TO LET



Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- All Bills Included
- Allocated Off Road Parking
- Furnished
- 1 Weeks rent payable on reservation

Description

Set in Ensbury Park is this fantastic purpose built student house, with 4 good size double bedrooms, a modern open plan kitchen/diner which leads to the conservatory/lounge. The house has one modern shower room on each floor, both in immaculate condition only being less than 2 years old from new. This is a superb student house within approx 22 minutes walk to University straight up Boundry Road, and easy bus routes to both Winton and Bournemouth Town Centre. You also have the bonus of a Co-op within 50 yards of the house.

Room Measurements:

Lounge/diner/conservatory 22'1" x 11'3"

Room one: 9'8" x 8'8"

Room two: 9'5" x 8'8"

Room three: 11'4" x 13'11"

Room four: 9'9" x 13'11"

The price advertised is including bills, the landlord has a set package below 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)

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	81 → 91	England & Wales EU Directive 2002/91/EC	83 → 93