

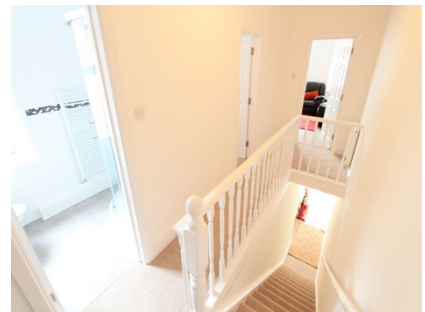
Christopher Shaw

Lettings • Property Management • Sales

Talbot Road, BH9 2JB

£1,200 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 is modern and includes a modern heating system (Gas Combi) renewed double glazing, redesigned bedroom layout especially for students (both doubles) open plan lounge kitchen including flat-screen TV and Whitegoods. A bathroom with a modern shower and modern fixtures. ON TOP OF THAT ALL UTILITY BILLS AND BROADBAND ARE INCLUDED (Only TV license and council tax exclusion is to be obtained by the occupiers)

Situated on Talbot Road (yes very close to University and the High Street) located on the first floor so extra secure and with all furniture provided. This will go fast as modern student flats are harder to find! call us today to book a visit to the site and have a detailed explanation as to what will be moved and installed.

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
	75	77	77
			79