

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
- Walking distance to Talbot Campus

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. The properties are 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/kitchen: 15'10 x 16'10

Room one: 11'9" x 7'10

Room two: 7'10 x 13'3" into alcove

Room three: 14'1" x 7'10"

Room four: 7'7" x 11'4" plus wardrobe

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

Gas and Central heating (not timed, but subject to a fair usage policy and spending cap)

Water and Sewerage

Virgin Fibre Optic Broadband (Unlimited)

Price per person for Bills included package £525PPPM

Total Price: £2100.00pcm

*Please note you are responsible for obtaining a TV licence

Room Dimensions

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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- A		90	(92- A
(81-91) B			(81-91) B
(69-80) C	78		(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