

# Christopher Shaw

Lettings • Property Management • Sales

Mossley Avenue, BH12 5EA

**£2,400 Monthly**

**TO LET**



## Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Allocated Off Road Parking
- Bills Package In Description
- Furnished
- 1 Weeks rent payable on reservation

## Description

Situated in a quiet road in Wallisdown is this detached bungalow which underwent full refurbishment in recent years, we love the fact this 4 bedroom property comes with two receptions, meaning a dining room for meals as well as a separate living room, a rarity in student houses. On each floor will be a modern shower room, all new as well as a separate upstairs WC.

This is a comprehensive renovation so we are very excited to welcome you to the property, but this should go first viewing so be quick! the group must be a 4 as the contract is joint and several. 11.5 month contract.

Please note the advertised price is the base rental figure, the contracted rent includes all utility bills on an unrestricted usage, the landlord has an optional package for bills included:

Gas and Central heating (non restricted, but subject to a fair usage policy)

Water and Sewerage

Hi Speed Internet

Price per person for Bills included package £600PPPM

Total Price: £2400.00pcm

\*Please note you are responsible for obtaining a TV licence and getting council tax exemption.

REMOTE OR RECORDED VIEWINGS AVAILABLE

Extra Information:

## Room Dimensions

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- 
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## Floor Plan

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

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	70	65	78
Very energy efficient - lower running costs (92- A) (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92- A) (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	