

## West Cliff Road Bournemouth BH2 5HA

**£1,450 Available Now**

**TO LET**



### Property Features:

- Furnished
- 1 Double & 1 Single Bedroom
- Furnished
- Panoramic Sea Views
- Off Road Permit Parking
- Council Tax Band C
- Close to Amenities
- Modern Kitchen

## Description

**\*\* 6 Months Let\*\*** Furnished **\*\* Adams Property Agents** are delighted to offer for rent this spacious, well presented, two bedroom furnished flat with sea views, located on Bournemouth's West Cliff with only a few minutes walk to the town centre and Bournemouth beach. The apartment is situated on the seventh floor which can be accessed via lift or stairs through well presented communal hallways. The property comprises of 1 double & 1 single bedrooms with built in wardrobes, spacious lounge/diner leading on to an enclosed balcony with stunning sea views, modern kitchen, shower room, gas central heating and double glazing throughout.

Property is offered on a fully furnished basis.

Unfortunately, property is not suitable for pets.

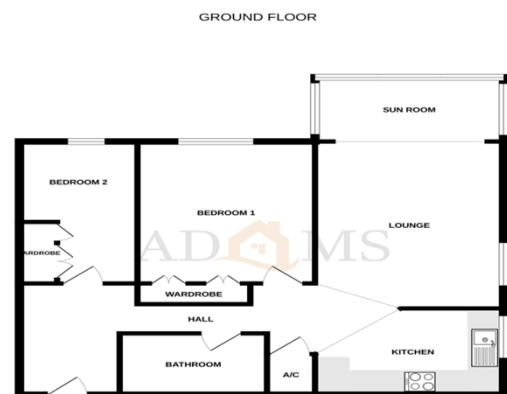
A holding deposit equal to 1 weeks rent will be required to secure the property.



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	74	80	80
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Floor Plan



Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.