



**Wellington Road , Bournemouth, Dorset, BH8 8HZ**

**£1,250 pcm**



[Churchfield.uk.com](http://Churchfield.uk.com)



## The Property...

Churchfield are delighted to offer this modern, two bedroom, two bathroom, first floor flat with BALCONY located within close proximity of Charminster.

- Open plan living room/kitchen with breakfast bar and appliances (to include dish washer, washing machine, fridge/freezer, oven and hob)
- Two bedrooms (both with fitted wardrobes) and en-suite shower room to master
- Contemporary family bathroom suite with bath and overhead shower, W/C and hand basin
- Private balcony
- One allocated off road parking space
- Offered unfurnished

Available for occupation from 01st July 2024. Regret no pets or smokers. Council tax band: C



## Accommodation...

80

80

80

## The Features...

- 80 Unfurnished
- 80 Two Double Bedroom
- 80 First Floor Apartment
- 80 Allocated Parking
- 80 Balcony
- 80 Unfurnished
- 80 Close to Charminster
- 80 Modern



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

## Directions...

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Contact Details**  
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