

# MRKT

PROPERTY EXPERTS

Christchurch Road, BH1 3PH

**£1,300 Monthly**

**TO LET**



## Property Features:

- Unfurnished
- Unfurnished

Description

Set on the third floor of a modern block just minutes away from Bournemouth's East Cliff, this apartment is well presented and spacious throughout. A large lounge has the benefit of small private balcony, and the separate kitchen is fully fitted with all appliances (washing machine, dishwasher, double oven, hob/extractor, and fridge/freezer) with plenty of space for preparation.

The master bedroom has a modern en-suite shower room, and wardrobes, and the second bedroom is also a good size. The property also has a modern bathroom.

The property benefits from one allocated parking space (visitors parking is also available on site), communal bike store, communal gardens, and a lift.

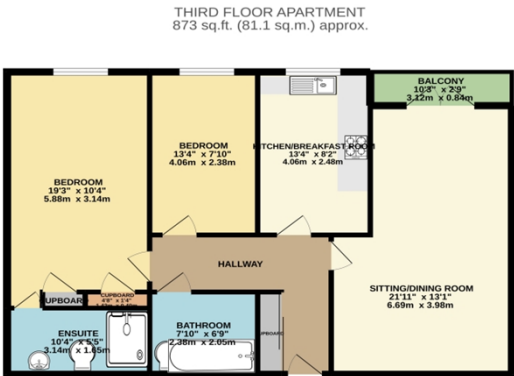
The property is available for immediate occupation.

Income requirements are 30x the monthly rent.

Room Dimensions

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Floor Plan



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.  
Small areas shown may not add to total due to rounding of measurements. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors.

EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	