

MRKT

PROPERTY EXPERTS

41 Westby Road, BH5 1HA

£1,100 Monthly

TO LET



Property Features:

- Unfurnished
- 1 Weeks rent payable on reservation
- Double Glazed
- Central Heating
- Unfurnished
- 1 Weeks rent payable on reservation

Description

This delightful apartment is brimming with character and enjoys being in a great location close to Boscombe, the pier, and the sea front. It's the sole residence on the top floor, which offers privacy and security.

Upon entering the building, there is a large communal entrance and stairs to the second floor. The entrance within the apartment provides access to all rooms. The bright lounge, with its double aspect south and west-facing windows, invites plenty of natural light. The separate kitchen/diner is well-equipped, offering ample space for appliances. Both double bedrooms boast double aspects, with one positioned at the front and the other at the rear of the property. A well-appointed bathroom completes the accommodation.

There is an allocated parking space, secure entry phone, double glazing and gas central heating.

Offered unfurnished.

Pet information -

Pets - Are restricted at this property and require permission from the freeholder/management subject to an application (costs may apply).

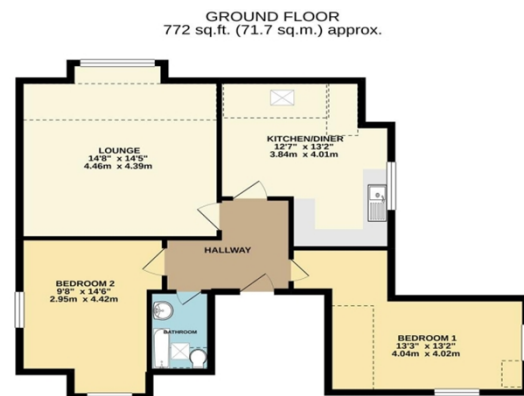
Referencing & Affordability requirements -

Referencing checks will be required for this property. The checks will include ID, Credit, Residential Verification and Affordability.

Room Dimensions

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-
-
-

Floor Plan



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

EPC Certificate

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ 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 | 50 | (39-54) E | 53 |
| (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 |