

MRKT

PROPERTY EXPERTS

41 Westby Road, BH5 1HA

£1,050 Monthly

TO LET



Property Features:

- Unfurnished
- Double Glazed
- Central Heating
- Pets are not permitted in this property
- Unfurnished
- Double Glazed

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).

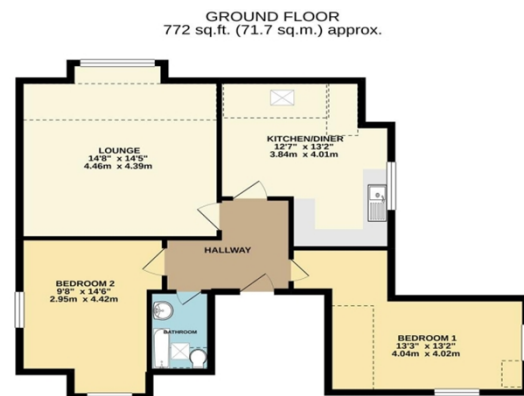
Referencing & Affordability requirements -

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

Room Dimensions

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-
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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		(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 ₂ emissions	
	50 → 53		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC