

MIRKT

PROPERTY EXPERTS

Fortescue Road, BH12 2LJ

£950 Monthly

TO LET



Property Features:

- Unfurnished
- Unfurnished

Description

Positioned on the first floor in this block of three, this one bedroom apartment is tidy and bright.

Entering on the ground level via secure shared entrance- there are steps to the flats main entrance on the first floor. Facing the front of the building and down the hallway there is a lovely 'square' lounge, adjacent is the fully-suited bathroom with an attractive cabinets and vanity units, the double bedroom is the at the rear of the flat opposite the flat door and next to the small but functional kitchen which features a built in fridge-freezer, gas hob, oven, extractor and a stand alone washing machine. and a gas boiler.

There is also a hallway storage cupboard and access to the loft space.

Well presented throughout this apartment also offers parking in the garage, as well as on street parking, and there is shared access to the garden.

The property is a short distance to local amenities of Parkstone, Wallisdown, Tower Park, and Branksome Recreation Ground. Bournemouth & Poole town centres are also easily accessible.

Parking -

The garage is allocated parking, but could also be used as storage.
There is also on road parking.

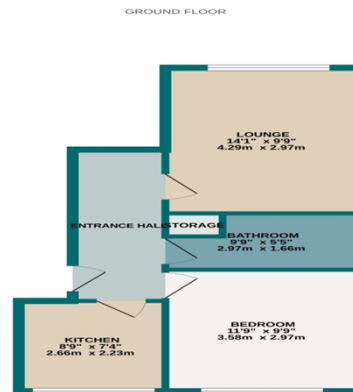
Pets -

Are restricted at this property and require permission from the freeholder/management subject to an

Room Dimensions

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-
-
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Floor Plan



Visual energy ratings have been calculated for this property. The visual energy rating is a simplified representation of the energy efficiency of a property. It is based on the energy efficiency of the property and the type of property. The visual energy rating is not a guarantee of energy efficiency. For more information on energy efficiency ratings, please visit the Energy Efficiency Rating website.

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- A)		(92- 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	
70	74		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC