

14 Grand Avenue , Southbourne ,  
Bournemouth, Dorset, BH6 3SY

Available Now  
**£1,295 PCM**



- £1494.23 Deposit
- 2 Bedroom Apartment
- EPC Rating: C
- Unfurnished
- 2 BED
- second floor flat
- Gas central heating



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Lettings Agent

*Slades*



Property Description

Slades are delighted to offer for rent a well presented beautifully finished 2 double bedroom top floor modern apartment, located on the sought after Grand Avenue and within a short walk to the beach and Southbourne High Street. The property benefits from double glazing, gas central heating, good size bright and airy lounge / dining area, high spec fitted kitchen including an integrated fridge with a freezer box, dish washer, electric oven with a gas hob, spacious double master bedroom with a modern en-suite shower room, modern bathroom suite with a shower above bath, further second smaller double bedroom, off road parking for one car and let on an unfurnished basis. AVAILABLE EARLY TO MID APRIL, EARLY VIEWINGS HIGHLY RECOMMENDED, VIEW NOW TO AVOID DISAPPOINTMENT. COUNCIL TAX BAND C 1

Room Sizes

- LOUNGE - 3.44m ( 11'4" ) x 5.19m ( 17'1" )
- KITCHEN - 2.41m ( 7'11" ) x 2.28m ( 7'6" )
- MASTER BEDROOM - 4.44m ( 14'7" ) x 3.82m ( 12'7" )
- SECOND BEDROOM - 2.27m ( 7'6" ) x 2.67m ( 8'10" )



EPC Rating

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- A		(92- A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-58) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

