



Flat 5

Poole Road | Westbourne | Bournemouth | BH4 9BA

£1,050 PCM

Anglotown   
RESIDENTIAL LETTINGS & SALES



# Flat 5

Poole Road | Westbourne

Bournemouth | BH4 9BA

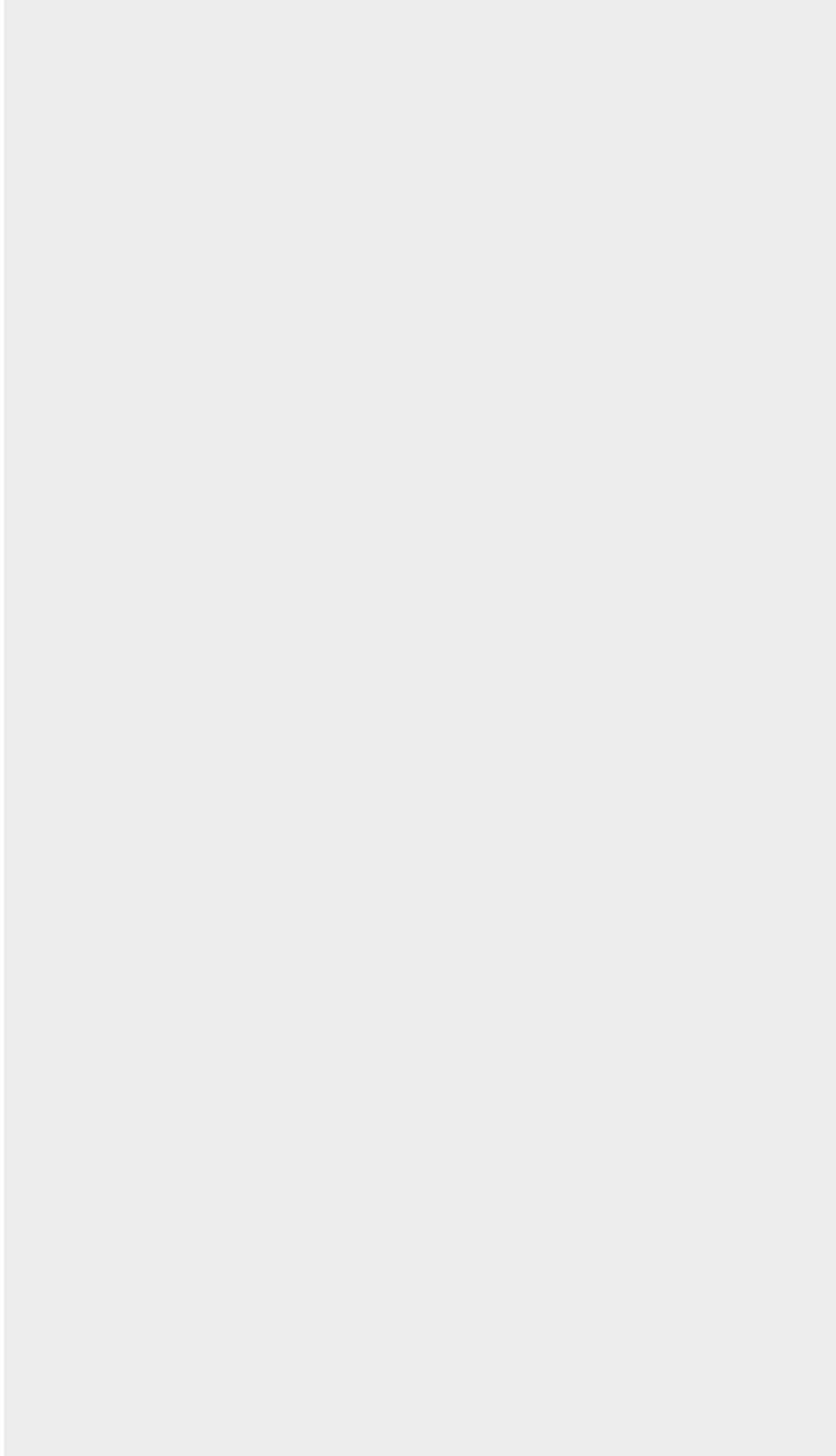
£1,050 PCM

In the heart of Westbourne, Bournemouth, this charming top floor flat on Poole Road offers a delightful blend of character and modern living. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home in a vibrant area.

The flat is presented in excellent decorative order, ensuring that you can move in with ease and enjoy your new surroundings from day one. The good-sized lounge provides a welcoming space for relaxation and entertaining, bathed in natural light, making it an ideal spot to unwind after a busy day.

- Centre of Westbourne
- 2 Bedrooms
- Modern Kitchen with cooker and fridge
- Bathroom with shower over bath
- EPC C
- Character top floor flat
- Good sized lounge
- Excellent decorative order
- Gas fired central heating
- Council Tax Band B









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<div>Very energy efficient - lower running costs</div> <div><div><div>(92-100) <b>A</b></div><div>(81-91) <b>B</b></div><div>(69-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(39-54) <b>E</b></div><div>(21-38) <b>F</b></div><div>(1-20) <b>G</b></div></div><div><div>70</div><div>75</div></div></div>			
<div>Not energy efficient - higher running costs</div>			
England & Wales		EU Directive 2002/91/EC	

<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div><div><div>(82 plus) <b>A</b></div><div>(61-91) <b>B</b></div><div>(49-60) <b>C</b></div><div>(35-48) <b>D</b></div><div>(19-34) <b>E</b></div><div>(11-38) <b>F</b></div><div>(1-20) <b>G</b></div></div><div><div>71</div><div>77</div></div></div>			
<div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>			
England & Wales		EU Directive 2002/91/EC	

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