

## Flat 7 7 Verulam Place, Bournemouth, Dorset, BH1 1DL

£895 PCM

- Gas Central Heating
- Council Tax BAND 'A'
- Permit Parking(From Council)
- Offered Unfurnished
- Short Distance to Bournemouth Town Centre & Award Winning Beaches
- Excellent Transport Links Nearby
- UPVC Double Glazing
- EPC 'D'

# Flat 7 7 Verulam Place, Bournemouth BH1 1DL

Abbey Estates are delighted to present this Modern ONE Bedroom TOP FLOOR flat. Conveniently located in the heart Bournemouth Town Centre. The property is surrounded by a large variety of restaurants / bars and a wide range of local amenities.

The property features include Modern Fitted Kitchen, Modern Shower Room, Gas Central Heating and Double Glazed Windows.



Council Tax Band: A



A well presented modern one bedroom top floor flat situated in Bournemouth town center. Extensive shops and amenities can be located in the town center which is within walking distance.

### **Abbey Estates Disclaimer**

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, photographs, floor plans, dimensions, references to condition, and other details are provided in good faith but are for illustrative purposes only and may be subject to change.

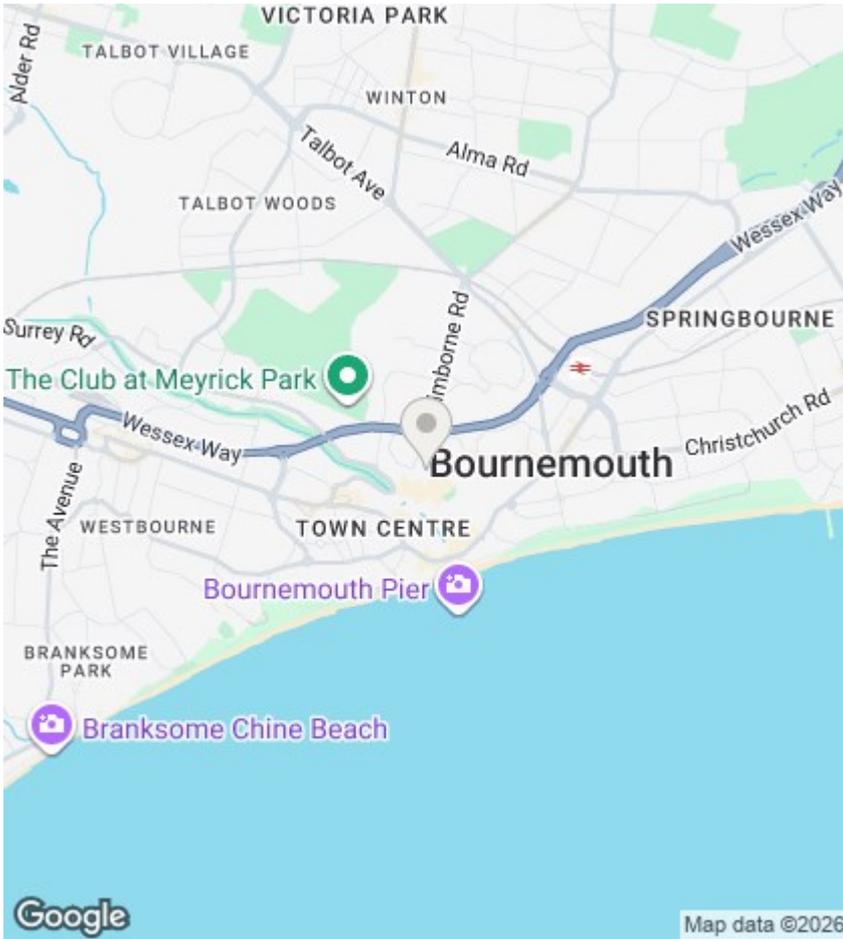
Prospective tenants should satisfy themselves by inspection or otherwise as to the accuracy of all information provided. Measurements are approximate and have not been verified.

The rent advertised is exclusive of utilities and other outgoings unless otherwise stated. A tenancy deposit will be required and will be protected in accordance with an approved government tenancy deposit scheme. Holding deposits (where applicable) will be taken in line with the Tenant Fees Act 2019.

No employee or representative of the agent has authority to make or give any representation or warranty in relation to the property.







## Directions

## Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	