

TO LET

Flat 1, 68 Bourne Valley Road,
Branksome, Poole, Dorset BH12
IDU



PHILIPPA SOLE



£1,200 pcm

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Two bedrooms

Newly Refurbished Bathroom

Parking space

Modern kitchen with integrated appliances

BH12 Location

Close to Transport Links

Near to Branksome Business Park

Bournemouth Christchurch and Poole Council Tax Band B- £1,670.48 per annum

About this property

Ground floor two bedroom Apartment, situated in the residential area of Branksome. The property benefits from a modern kitchen with built in appliances, garage and parking space for one car. The property has been fitted with a new bathroom suite.

The property has a spacious lounge/ dining area and one large master bedroom with fitted mirrored wardrobes plus a smaller bedroom both serviced by a family bathroom.

Location

Situated in Branksome which has easy access to local transport links, including the train station for a commute to London Victoria in 2 hours. Conveniently situated for local transport links. Branksome railway station, which is less than a mile away, provides a direct line to London Waterloo taking approximately 2 hours, local buses are within walking distance with routes to Bournemouth and Poole, further afield is Bournemouth International Airport, approximately 7 miles in distance, taking the stress out of holidaying. Walking distance to the local shops at Alder Hills and within catchment of nearby schools. Absolutely worthy of note are the award winning beaches which this area is known for, are less than 3 miles in distance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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