



Flat 1, 583 Charminster Road, Bournemouth, Dorset BH8 9RQ

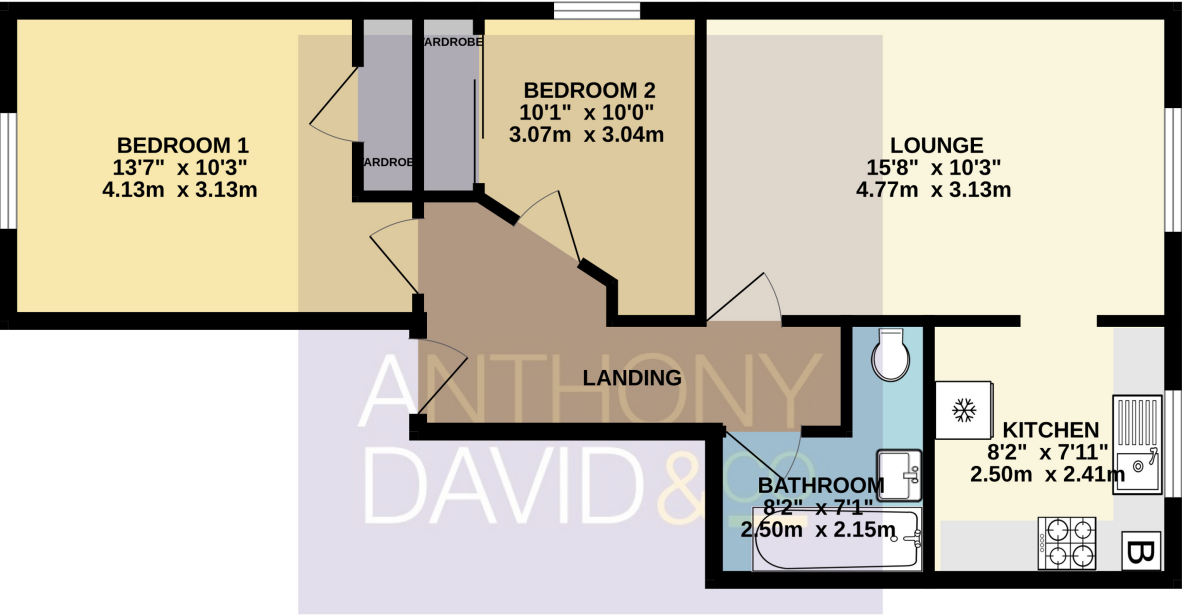
£1,050 pcm

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A re-decorated two double bedroom first floor apartment offering bright airy living in a convenient location. Situated close to local shops, transport links, and amenities, Additional features include new carpets, fitted kitchen with some integrated appliances, built-in wardrobes to both bedrooms, contemporary bathroom, UPVC double glazing, gas central heating, and allocated parking. Long let and available now. UNFURNISHED.

**ANTHONY
DAVID & CO**

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



- Hallway 4.2m x 2.33m (13' 9" x 7' 8") max
- Bedroom 1 4.13m x 3.15m (13' 7" x 10' 4")
- Bedroom 2 3.07m x 3.04m (10' 1" x 10' 0") max
- Lounge 4.77m x 3.15m (15' 8" x 10' 4")
- Kitchen 2.50m x 2.41m (8' 2" x 7' 11")
- Bathroom 2.50m x 2.15m (8' 2" x 7' 1") max
- Council Tax Band Band B - £1,443.10

TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	