



Flat 1a 4 Heron Court Road
, Bournemouth, BH3 7LJ

£1,200 Per month



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Modern one-bedroom ground floor flat to let in a block of apartments located in Winton, in between Bournemouth Talbot Uni campus and Train station.

Key Features:

Fully Furnished

PARTIAL BILLS INCLUDED: Water, Sewage and internet wifi included.

NOTE: Electricity is a top up sub-meter and council tax band A paid uit must be paid by the tenant

Private patio and Communal garden area Complimentary Internet Wifi Access

Open plan Kitchen and room with sitting area

Large double room with storage

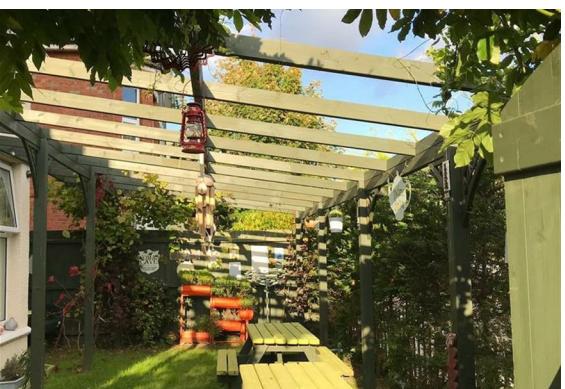
communal laundry room (coin-operated)

Parking off-road (Subject to separate agreement & Availability)

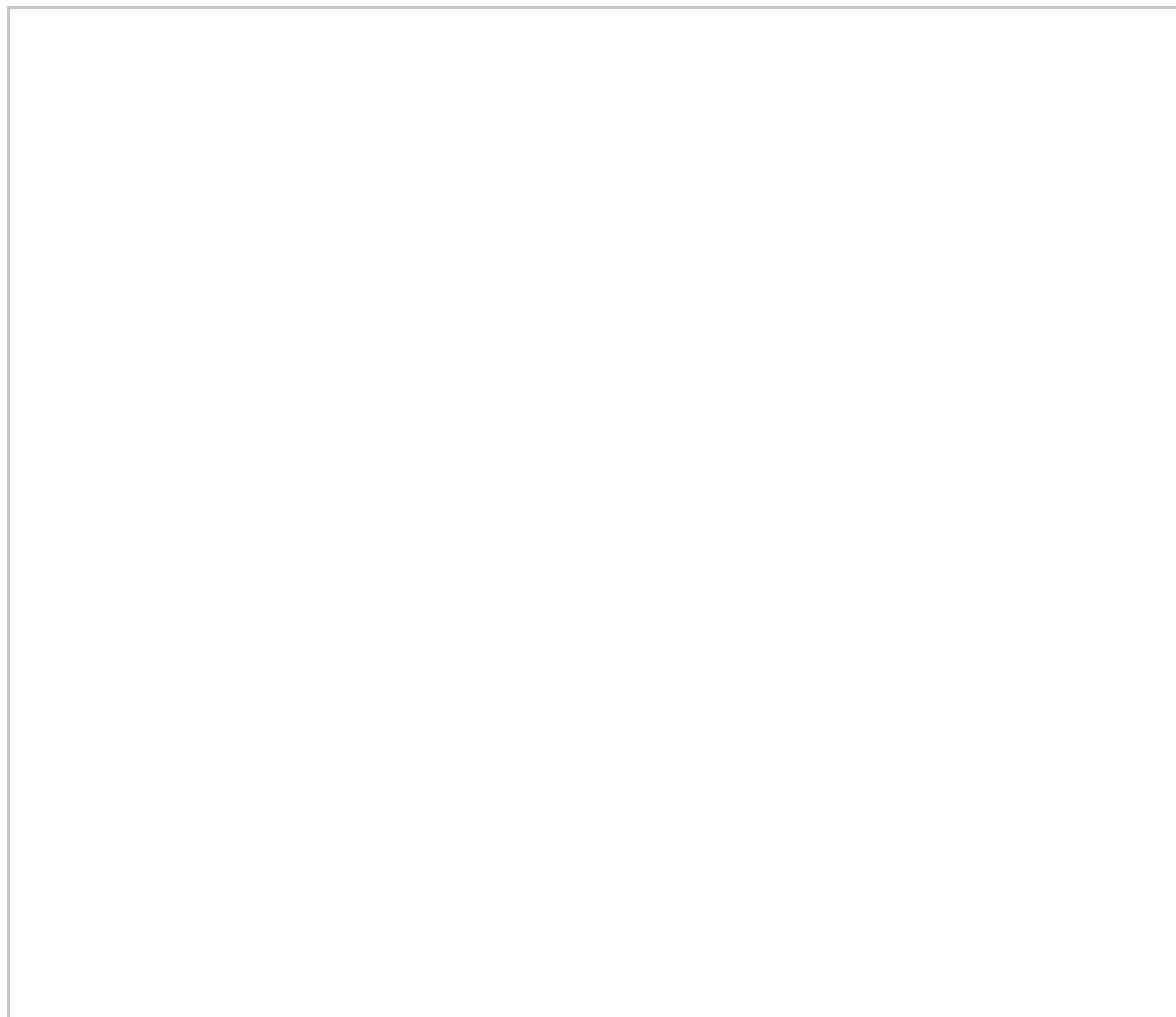
EPC RATE: E

Council Tax Band: A

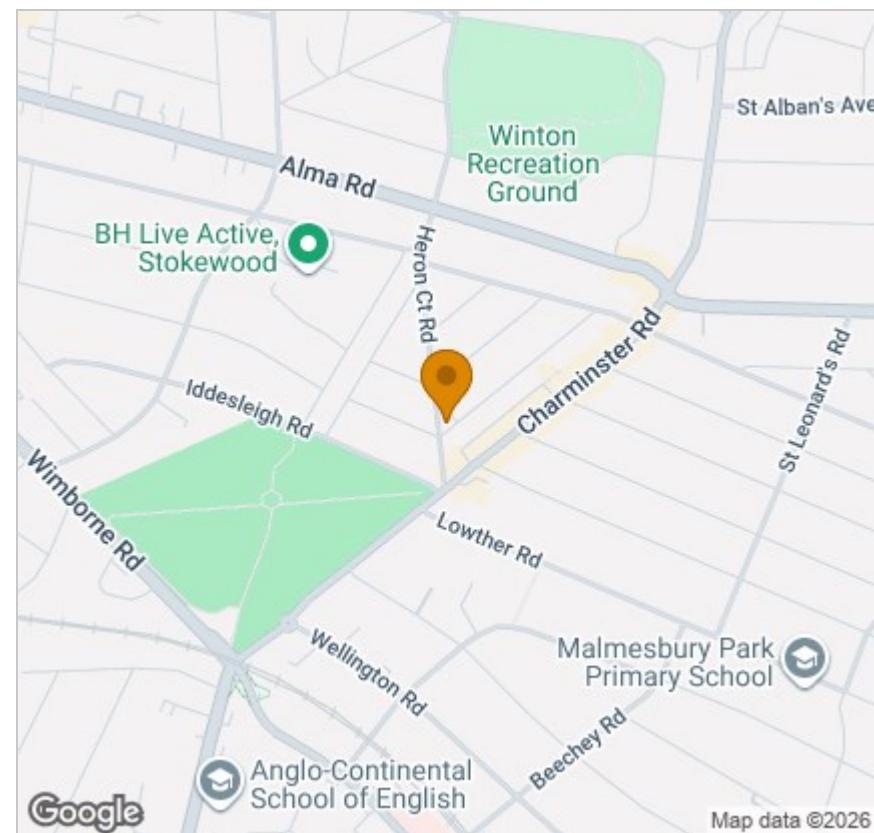




Floor Plan



Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Viewing

Please contact our Fully Managed Properties Office on [01243 782828](tel:01243 782828) if you wish to arrange a viewing appointment for this property or require further information.

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