



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Wentworth Avenue, Southbourne, Bournemouth, BH5 2ED

£1,700 – Per Calendar Month

Three Double Bedroom First Floor Apartment | Entrance & Landing | 16' x 14' Reception Room | Modern Kitchen Modern Bathroom | Private Rear Garden | Available Now For Long Term Let

This lovely three-bedroom apartment is located on the first floor, conveniently positioned near Southbourne Grove, the beautiful beaches, and the clifftop. This lovely three-bedroom apartment is located on the first floor, conveniently positioned near Southbourne Grove, the beautiful beaches, and the clifftop. The property is well-maintained throughout and features spacious rooms with modern conveniences, including double glazing and gas central heating with a boiler. It includes a 16-foot lounge, three double bedrooms, a modern kitchen, a contemporary bathroom, and a private rear garden.

Entering through its own private entrance, you'll find a turning staircase leading to the first floor, complete with a feature-stained glass window and a spacious landing. The front of the apartment includes two large bedrooms; the 16' master bedroom features a bay window, while the second bedroom also has a bay window, and both have ample space for wardrobes.

Additionally, there is a separate cloakroom and a bathroom equipped with a modern vanity sink unit, a bath, and an airing cupboard. The kitchen offers an extensive range of wall and base units with contrasting work surfaces, a range cooker, a built-in fridge/freezer, a dishwasher and a washing machine. The third bedroom, located at the rear, overlooks the garden.

The 16' x 14' reception room boasts a feature fireplace and a large bay window facing the rear. The secluded rear garden features mature borders and a lawn. On-street parking is available nearby.

AVAILABLE NOW FOR LONG-TERM RENT - This property is ideal for professional working individuals.

Council Tax Band: C

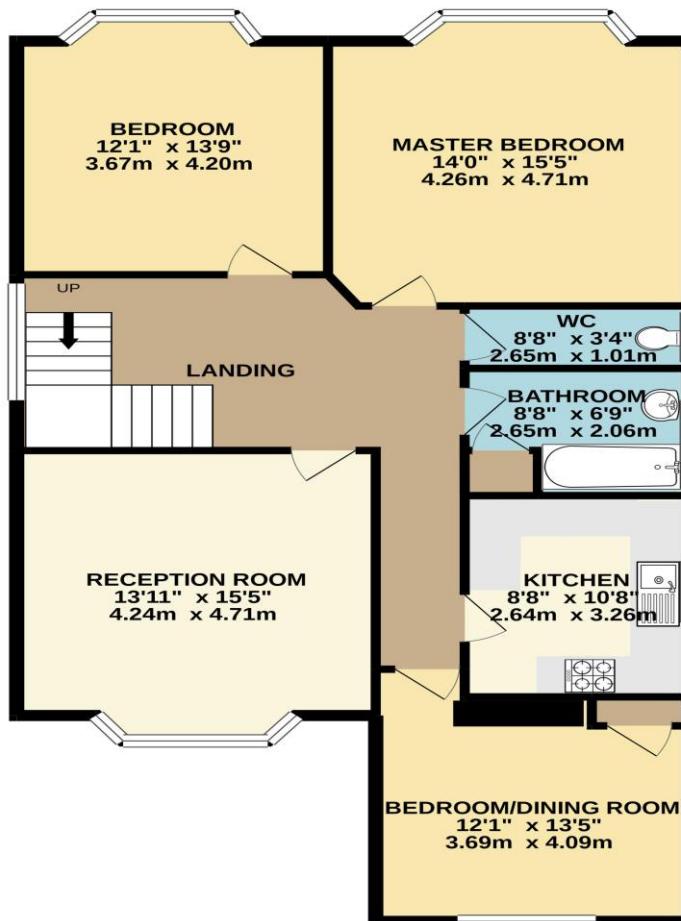
Monthly Rent: £1,700 per calendar month

Deposit: £1,961.53





FIRST FLOOR
1087 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (100.9 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. Any 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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Richard Godsell – Estate Agents – Auctioneers

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