

Symonds  
& Sampson



13

0120252 20 20

Holdenhurst Road, Bournemouth, Dorset,

THE ANVIL  
LIVE MUSIC VENUE

# 13

Holdenhurst Road  
Bournemouth  
Dorset  
BH8 8EH



- Unfurnished
- Long term let preferred
- Available immediately
- Central location close to amenities
- Well proportioned throughout
- High ceilings and large windows



**£1,100 Per Month**

Blandford Lettings  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## THE PROPERTY

Spacious two bedroom second floor apartment situated in a convenient central location.

Flat 2 is a well-proportioned second floor apartment offering spacious accommodation throughout. The property comprises two generous double bedrooms, a well fitted kitchen, and a bathroom with both a bath and separate shower cubical. Other benefits include gas central heating, high ceilings and large windows.

Conveniently situated close to a range of local amenities, shops, and transport links. The apartment is within walking distance of Bournemouth railway station and is available immediately.

Please note that the property does not include any allocated parking, and there is no lift within the building. Prospective tenants should be aware that access to the apartment is via stairs only.

Rent - £1100 per month / £253 per week

Holding Deposit - £253

Security Deposit - £1269

## DIRECTIONS

What3words///float.civic.drop

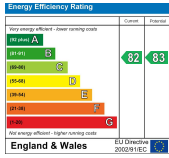
## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity. Gas central heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

## SITUATION

The apartment is located in a convenient position close to amenities and Lansdowne.





Office/Neg/Date



01258 452670

blandford@symondsandsampson.co.uk  
Symonds & Sampson LLP  
7, Market Place,  
Blandford, Dorset DT11 7AH



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT