



**AECC**  
University College

# **Accommodation Guide**

**March 2024**

**For more information and guidance on arranging your accommodation, or to advertise available accommodation, please contact Student Services:**

**Student Services  
AECC University College**

**Tel: 01202 436359  
E-mail: [studentservices@aecc.ac.uk](mailto:studentservices@aecc.ac.uk)**

## Things to remember

The below information pertains mainly to private rented accommodation, rather than a guide for students living in halls of residence. For information regarding our partnership with the Lulworth Student Company and how to book a room locally with them, please see page 4.

You should always view any accommodation before signing any tenancy or rent agreement. Do not go to view accommodation on your own – take a friend or fellow student with you for a second opinion.

Be clear about the rent and any additional costs such as bills. From 1 June 2019 most fees for tenants are banned (this includes fees for referencing, credit and immigration checks, administration and drawing up or renewing a tenancy). This applies to both landlords and agents.

Most landlords will ask you to sign an Assured Shorthold Tenancy Agreement. Tenancy agreements are legally binding documents and, once signed, will tie you to a property for the duration of the agreement—usually twelve months, although this may vary from property to property. Some landlords may agree to you leaving if you find another student to take your place, but this is not guaranteed.

It is a good idea to check the tenancy agreement to see if it has a break clause. A break clause is a term in the tenancy agreement that gives the landlord and/or tenant the right to end a fixed term tenancy agreement before the expiry of the fixed term period. It may not be called a break clause, but it should clearly state when a notice can be served and how much notice you need to give. If you wish to exercise the break clause, it is really important that you follow what the break clause says to ensure that the tenancy is ended properly. This will avoid the landlord taking action to claim back unpaid rent and to avoid possibly losing your deposit.

For more information regarding break clauses, please refer to Shelter

[https://england.shelter.org.uk/legal/security\\_of\\_tenure/notices/break\\_clauses](https://england.shelter.org.uk/legal/security_of_tenure/notices/break_clauses)

A group of students renting a house will usually be asked to sign one contract, which makes each student jointly and severally liable for the rent. This means that if one student leaves the others will be asked to make up the shortfall in the rent.

Many landlords will ask students to provide a UK-based guarantor (usually a parent or relative).

Before signing a tenancy agreement you should have received the energy performance and gas safety certificates and also the most up to date version of the 'How to Rent' leaflet. You should always read any tenancy agreement carefully and ask if you do not understand something. If the landlord agrees to make any repairs, or makes any amendments to the agreement, you should obtain written confirmation of this. The landlord should provide you with a signed copy of the tenancy agreement and inform you who to contact if any repairs are required.

You should ensure that arrangements for the payment of rent are clear, and that you are given signed receipts for any money paid to the landlord.

Most landlords will ask for a deposit, equivalent to one month's rent, when you sign a tenancy agreement. Once you have given your deposit over to your landlord they must provide you with information on what Deposit Protection Scheme your money has been placed into. They are legally required to supply this to you within one month of you moving into the property. Your landlord must also give you information about the deposited sum and what form of protection it has. They should also give you their personal information such as their address or the one of any housing agent that they operate through. They should also inform you of any reasons that they believe would warrant the withholding of part or all the deposit and what you should do if you dispute their claim.

If you are renting a room in a family house you do not need a tenancy agreement, but you should request written terms of agreement, stating who the landlord and tenants are, the rent payable, the start and end date of tenancy, and any house rules.

When you first move into a property you and your landlord should take an inventory of all furniture, fittings and equipment. If there is any damage evident when you move in, you should note this on the inventory to ensure you are not charged for damage you have not caused. A copy of the inventory should be retained by all parties. It can be a good idea to take photos of any existing damage when you move in. Make sure you take all meter readings for utilities when you move into the property.

Most landlords will insure their buildings, but it is up to you to arrange insurance for your own personal possessions. You may wish to consider security marking and noting serial numbers of any valuable items such as computer equipment.

Think carefully before signing any contracts or paying a deposit for accommodation before you have received an unconditional offer to study at AECC University College.

For independent advice:

Shelter Bournemouth

Tel: 0344 515 1400 <http://england.shelter.org.uk/>

Bournemouth Citizens Advice Bureau

Tel: 03444 111 444 <https://www.citizensadvicebcp.org.uk/>

AECC University College is not able to arrange private rented accommodation on your behalf and we do not view properties listed in our accommodation guide. By including property details in this guide AECC University College is not recommending them over any other.

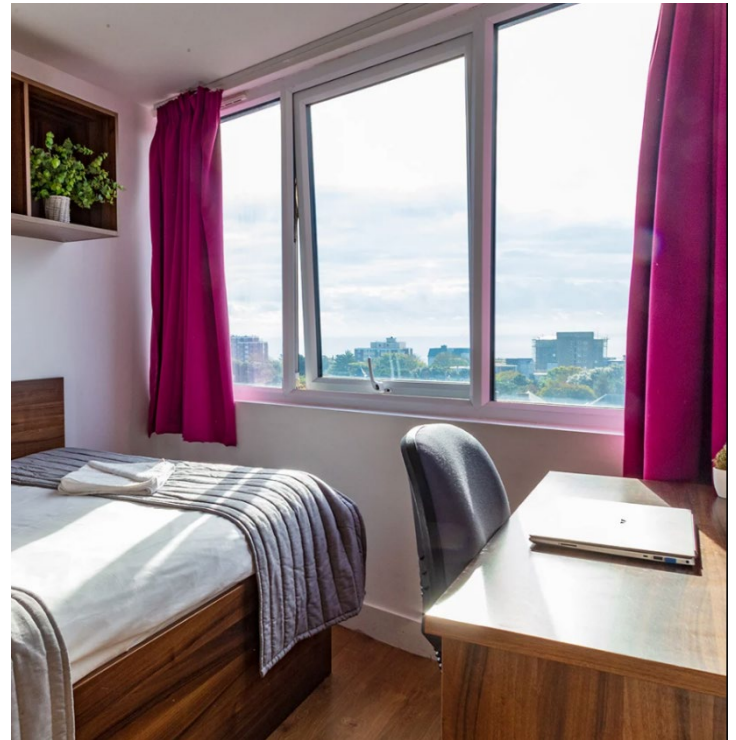
# Lulworth House

We have partnered with Lulworth House, operated by the Lulworth Student Company, to provide dedicated halls of residence bedrooms for our students.

Our AECC community at Lulworth is located at the Union House building in Lansdowne, Bournemouth. Full location details are below.

Features & facilities at Lulworth house:

- Gym
- Sports Zone (basketball and football court)
- On-site café
- Green outdoor Chill Area
- TV Room
- Laundry Room
- Table Tennis
- Common Social Space
- Social Kitchen & Dining Space



**Book your room for September 2024!**

**<https://www.lulworthstudentcompany.co.uk/rooms-and-booking/by-educational-establishment/aecc-university-college>**



# BEACH HOUSE

## 43 GRAND AVENUE, SOUTHBOURNE BH6 3SY

Distance from AECC: 0.8 miles  
15-minute walk to AECC

The property is available for viewings.

Large fully furnished garden cabin, including bedroom with double bed, coffee table and chairs, TV, wardrobe and drawers, ironing board and pull-down desk and desk chair

Kitchen with fridge, kettle, toaster, microwave, hob, washer/dryer

Ensuite bathroom with shower

1. 2 mins walk to the beach.
2. 3 mins walk to Southbourne Grove with wide range of shops and cafes
3. Free on road parking
4. Private access
5. Outside area with table and chairs

Available from 1 November for minimum of 7 months

Garden Cabin

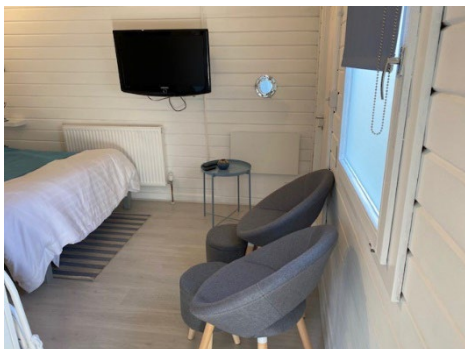
£650 per month  
Single occupancy

All utilities and  
broadband included

Close to local shops  
and bus route

Contact Stephanie Hyde  
[stephyde12@hotmail.co.uk](mailto:stephyde12@hotmail.co.uk)

07747 767473



# 5 SOUTHLANDS AVENUE, SOUTHBOURNE BH6 4HJ

## 2 MILES FROM AECC

The room available is a large en-suite with king size bed in a 3 bed newly refurbished house in BH6, on a quiet residential road.

There is a garden, an open plan kitchen/diner with washing machine and there are also two lounge areas.

Wifi and off-road parking is available.

£700 per month, bills included.

AECC is 2 miles away. Hengistbury Head, Christchurch, Tuckton and Southbourne are within walking distance. Bournemouth hospital is nearby and the airport is roughly a 10 min drive away. There is a bus stop just around the corner and the train station is a 20-minute walk.

One month's deposit and references required. Thanks.

1 x large double en-suite £700 pcm

All bills and Wifi included

Off-road parking available

Katherine Dean  
Kdean7@hotmail.com  
07837407690





# 8A PARKWOOD ROAD

**2 MIN WALK TO AECC (1 MIN TO SHOPS)**

**-Available now-**

Room to let in shared flat.

Size - The Room is 3 metres by 4 metres.

Room includes - small fridge, double bed, table, cupboards and clothes rail, lamps, shelves and bed side table.

Aspect - West facing window

Access to:

- 2 toilets, one with shower cubicle other with bath
- Kitchen with - washing machine, large fridge, 2 freezers and other kitchen appliances
- Garden with - table, chairs and barbecue.
- Living room with - CD and radio, 2 sofas, computer with DVD player, west facing



Double bedroom

£500 deposit followed  
by £500 pcm inclusive of  
bills

Very close to AECC

- Contact -

Caroline Macdonald

caroline.macdonald@yahoo.com

# 43 GRAND AVENUE, SOUTHBOURNE

## 17 MIN WALK TO AECC

### Large double en suite bedroom available for the summer

Key facts: 17 minutes' walk from the college in one of the best roads in Southbourne (Grand Avenue), quiet and leafy. 2 mins walk to the cliff top and 3 mins walk to Southbourne Grove with wide range of shops

Cost: Short-term rates applies. £200 per week, all utilities and broadband included.

Large fully furnished bedroom with Super-king bed, small table, desk and 2 chairs, TV, wardrobes and drawers, side tables, lamps.

Also has fridge, kettle, toaster and combi microwave.

One large en-suite bathroom with shower

Use of utility room including washing machine and dryer one day per week

All accessed by main entrance of friendly family home.

Contact info: Stephanie Hyde, 07747 767473, [stephyde12@hotmail.co.uk](mailto:stephyde12@hotmail.co.uk)

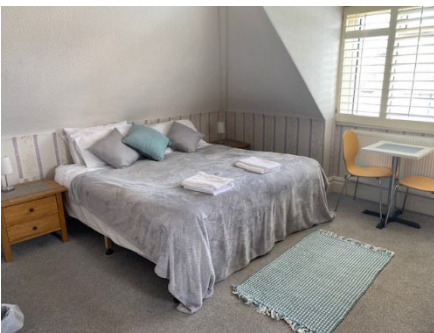
Large double en suite bedroom

£200 per week. Bills & WiFi included

17 min walk to AECC

Close to beach, local shops and bus route

Contact Stephanie Hyde  
07747 767473  
[Stephyde12@hotmail.co.uk](mailto:Stephyde12@hotmail.co.uk)



# SOUTHERN RD, SOUTHBOURNE BH6 3SR

## AVAILABLE NOW (10 MONTH CONTRACT)

Two large double en-suite rooms available in an Edwardian guest house - £630 pcm (including all bills).

Fully furnished and self-contained with king-size bed, TV, recess alcove with sink and en-suite shower room.

Access to adjacent kitchen which is shared with one other female student. Includes fridge/freezer, table-top oven and hob, microwave, toaster, storage and sink.

Bills and wifi included. Please note there are no laundry facilities, but convenient laundrette 5 minutes walk.

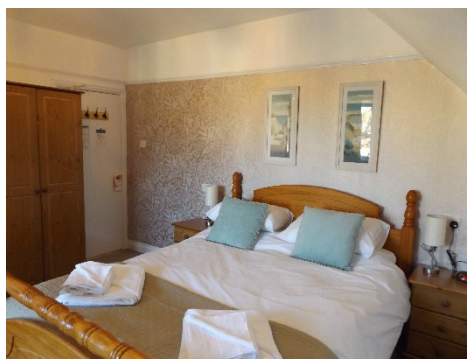
AECC - 15 minutes' walk

2 x large double en-suite £630 pcm

All bills and wifi included

15 - minute walk to AECC

James & Andi Sharp  
[andi@alexanderlodge.org.uk](mailto:andi@alexanderlodge.org.uk)



# 28 BROWNING AVENUE, BH5 1NN

## 7 MIN WALK TO AECC

- Available Now -

This is a very large bright double room in a family home, furnished with a double bed, bedside cabinets, dressing table and chest of drawers available now!

The rent is £700 per calendar month including all bills & WIFI etc. The Deposit is £350 – both deposit & rent to be paid in advance.

The property is located on Browning Avenue which is 10 minutes walk to the local shops, 5 minutes to Southbourne cliff tops & 7 minutes walk to the University College.

There are 2 shower rooms one on the same floor as the room and the second next to the kitchen/diner on the ground floor.

There is a fully equipped kitchen shared with the family, with washing machine and drier facilities.

The garden is large and to the rear of the property just off the kitchen

You must like dogs as the owners have 2 schnauzers & a Chinese crested comes to work there everyday and they will all come to meet you

There is plenty of street parking for car owners.



Large Double bedroom

£700 per month  
including bills & Wi-Fi

Close to the AECC and  
local shops

-Contact-

Fiona Stevenson

wendylovet@gmail.com

07500 339 393



# LEMUR LODGE HOTEL

## 35 SEA ROAD, BOURNEMOUTH, BH5 1DJ

**18 MIN WALK TO AECC**

> Available immediately – from 1 to 90 nights <

### Location:

Lemur Lodge is approximately an 18 minute walk to the Parkwood Campus - the quickest route would take you past the supermarket, Boots, Primark etc., The convenience store diagonally across from the hotel is open until 11pm every night.

### Rooms:

We have a selection of double or twin rooms, all with ensembles. The beds are made ready for your arrival with towels etc supplied. All the rooms have smart TVs, kettles, tea, coffee, sugar and long life milk - a small fridge can be provided on request.

### Additional Information:

During the winter months, the room prices includes FREE off street parking, fast WIFI and Netflix.

Please note there is a cleaning fee of £35.00 added to each stay.

Please do not hesitate in contacting us either by phone 07500 339 393 or email [lemurlodge@gmail.com](mailto:lemurlodge@gmail.com) to check prices or availability.

Double and twin  
rooms, all ensuite

Prices between £700-  
£800 per calendar  
month

4.5-star rating –  
Booking.com

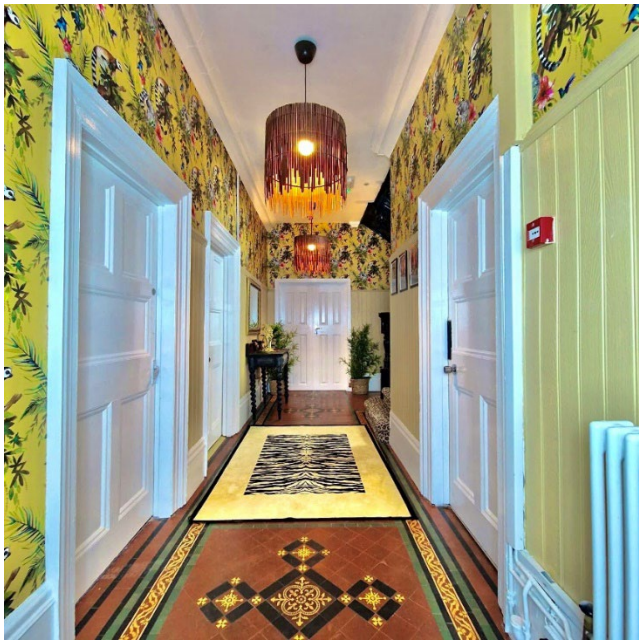
-Contact-

Fiona Stephenson

[lemurlodge@gmail.com](mailto:lemurlodge@gmail.com)

07500 339 393





# 8 CRICHEL ROAD, BOURNEMOUTH, BH9 1JG

**AVAILABLE FROM AUGUST 2024**

A Great detached house for students in the Winton area.

Excellent responsive landlord can be contacted directly on 07490735442.

There are no hidden fees.

6 double bedrooms, with a hand wash basin in each room

2 bathrooms

1 separate toilet

1 utility room

1 large garden

The monthly rent is £3,420.

In addition, the cost of the utility bills is £100 per month, per student.

6 Double bedrooms for  
single occupancy

Rent is £3,420 per month

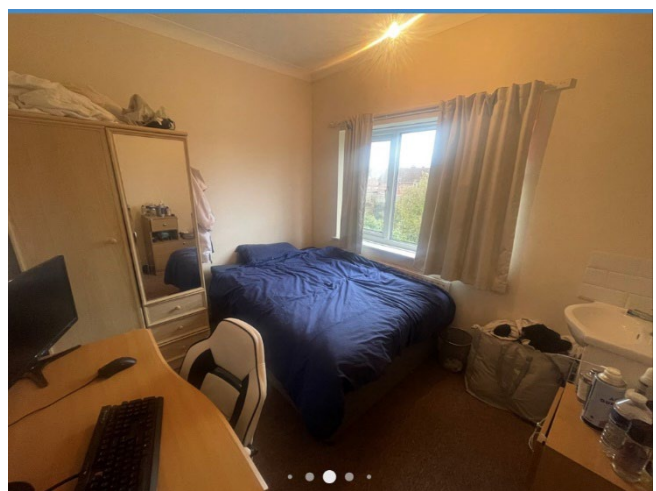
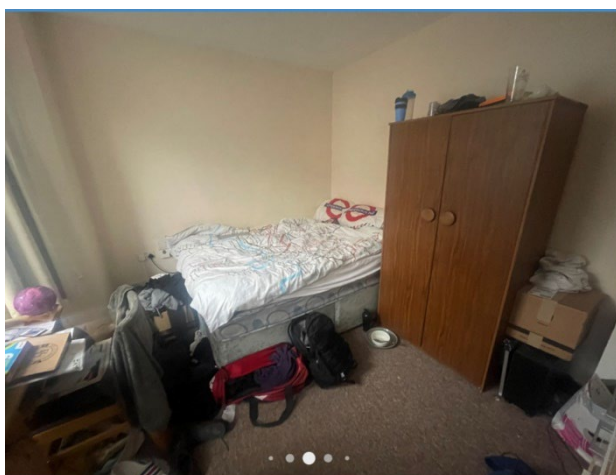
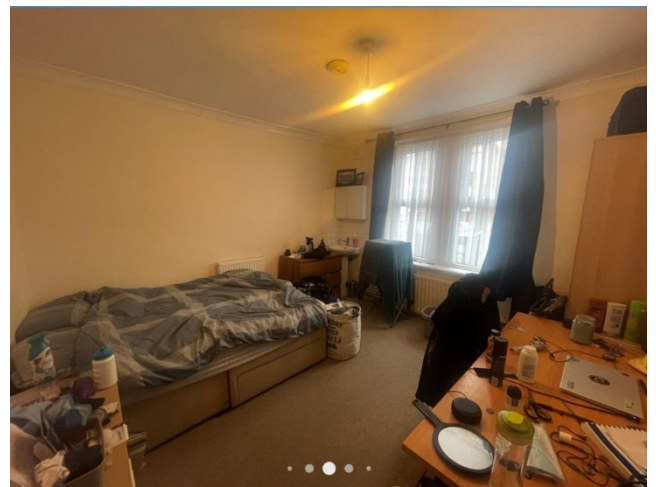
Close to the local shops

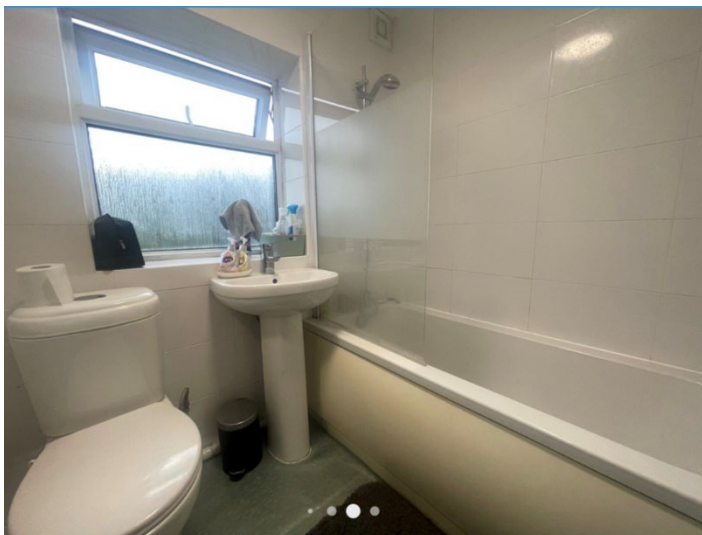
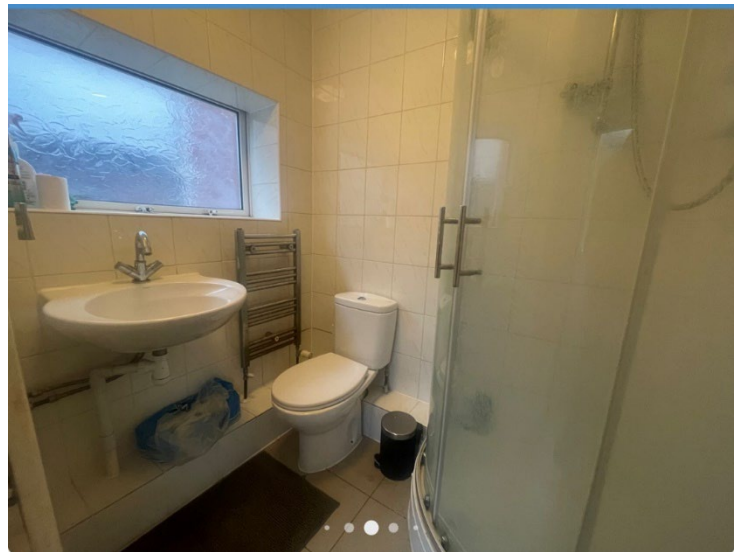
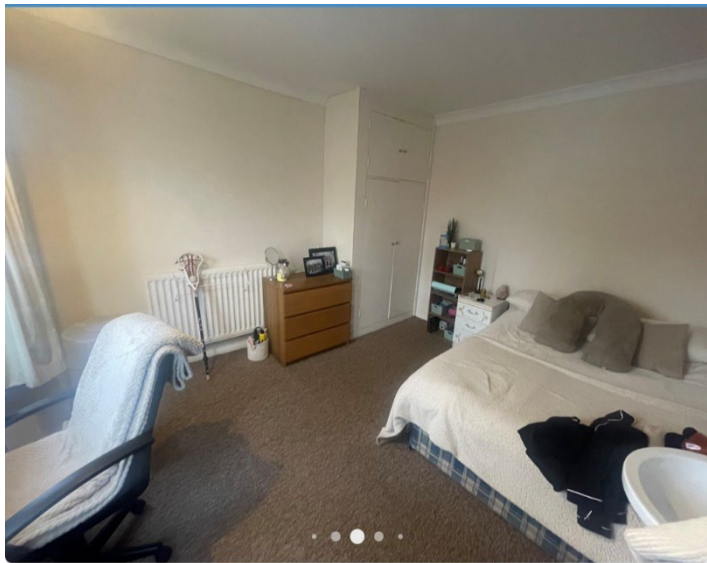
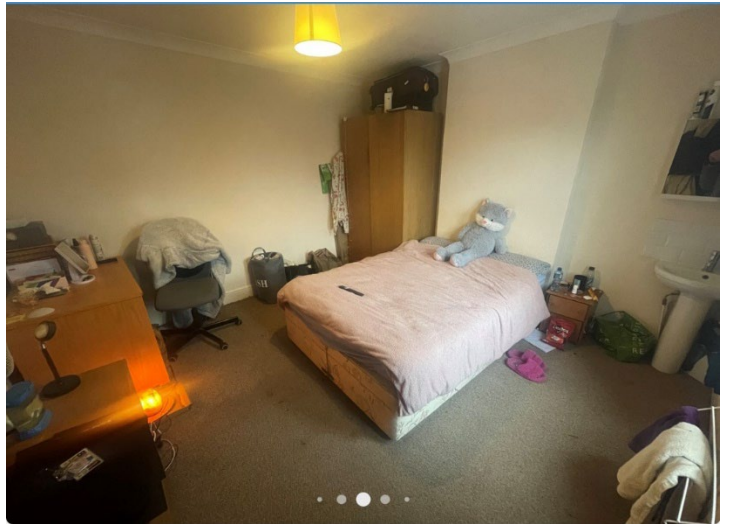
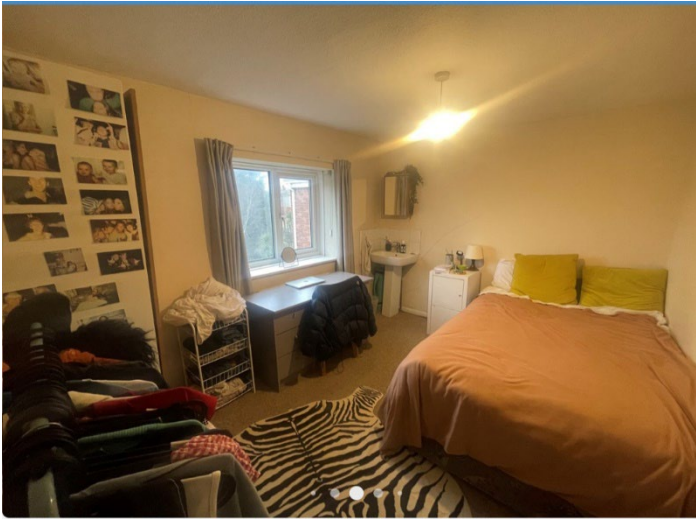
-Contact-

Thierry Igla

thierryigla226@gmail.com

07490735442





# 97 COLUMBIA ROAD, BOURMEMOUTH, BH10 4EB

**AVAILABLE FROM AUGUST 2024**

Great students detached house in Columbia Road.

5 bedrooms  
A Modernised kitchen  
1 bathroom  
1 separate toilet

Excellent & responsive landlord to be contacted directly on  
07490735442

The monthly rent is £2,840  
In addition, bills and utilities cost £100 per person per month.

5 bedrooms for single  
occupancy

Rent is £2,840 per month

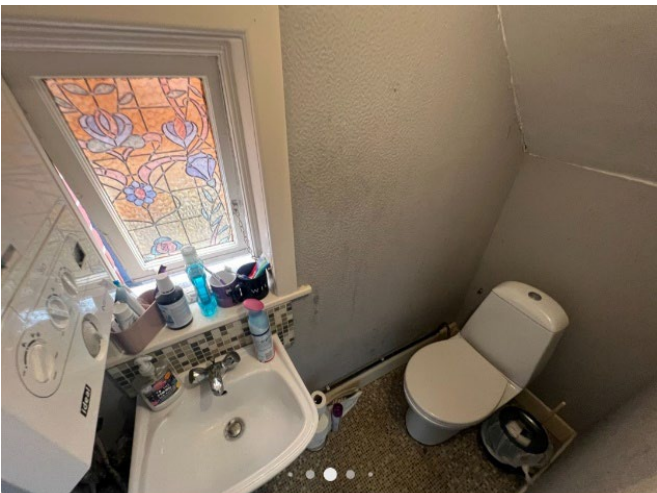
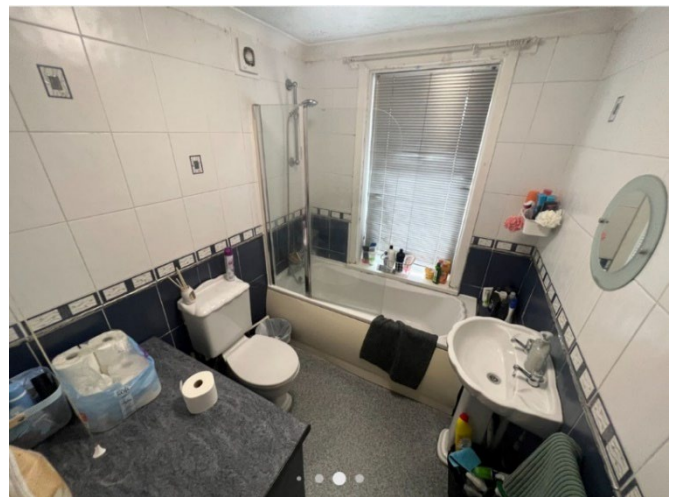
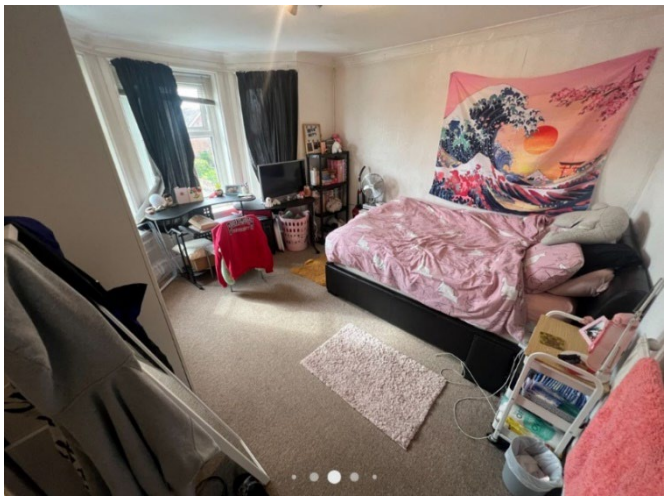
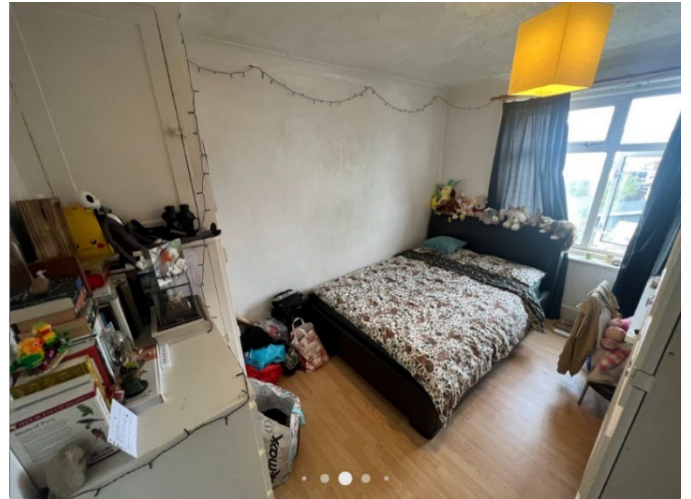
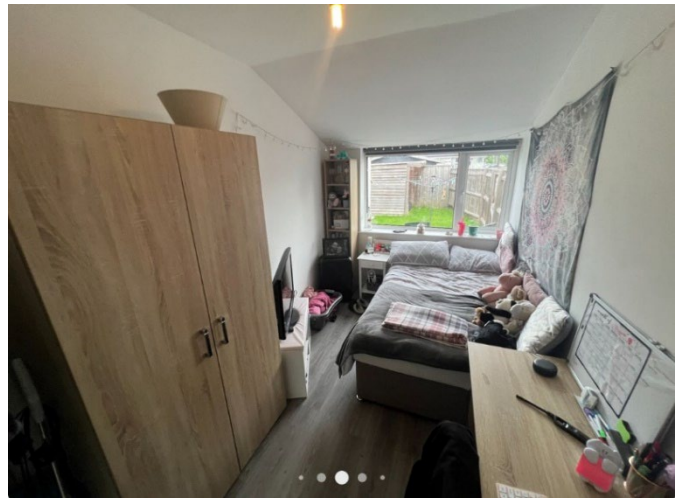
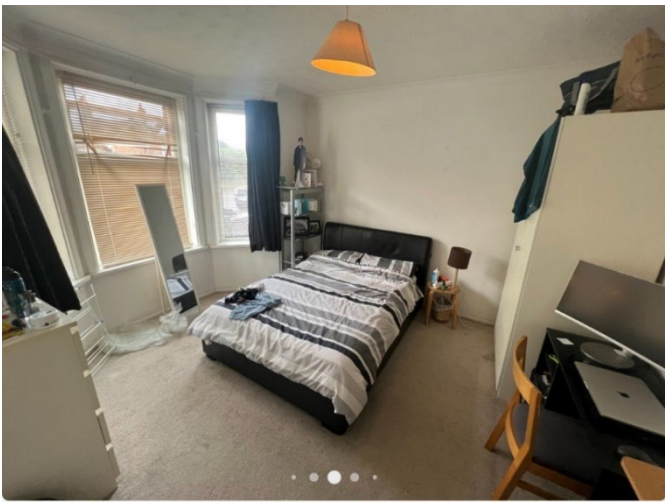
Close to local shops

-Contact-

Thierry Igla

thierryigla226@gmail.com  
07490735442





# 3 HARVEY ROAD

## OPPOSITE MAIN GATES OF AECC UC

Available 1<sup>st</sup> September 2024 – Early entry possible

- All rooms single occupancy
  - Sharing with other AECC students
  - Fully Furnished with Bed, Wardrobe, Chest of Drawers, Desk and Chair, Sofa Or Armchair
  - Kitchen is fully equipped with washer/dryer/all utensils/crockery/pot/pans, microwave etc.
  - Large Detached house with Dining Kitchen, garden, En suite Room, and additional WC • Gas Central Heating, Double Glazing
  - Not Joint and Several and you would only be responsible for your own room rent. All bills in Landlord's name
- Rent is £135 per week for single £160 per week for a double and £190 per week for an En-suite including bills (fair usage policy applies) for a 50 week contract (which can be extended)



6-Bedroom house

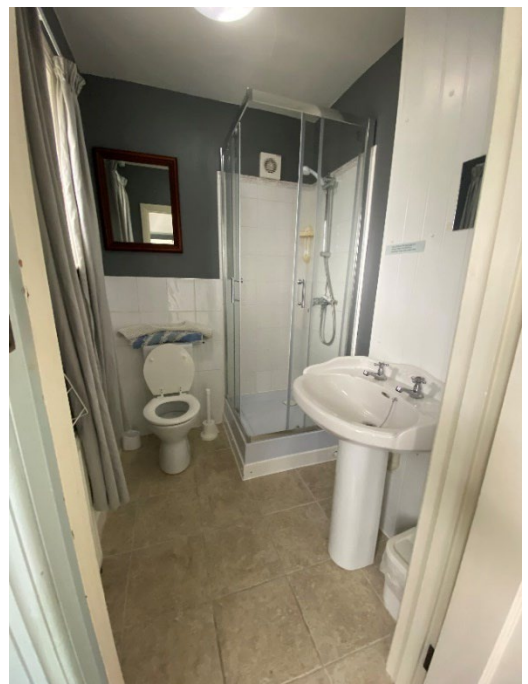
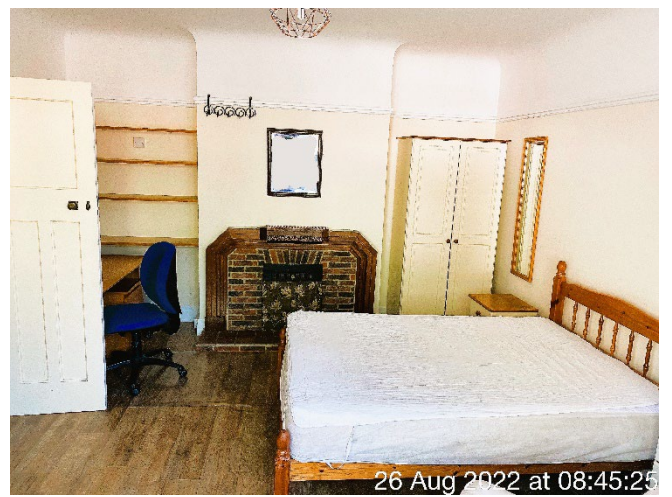
—  
-Availability-  
2x En-suite rooms  
1x Double room  
1x Single room

—  
All bills included (subject  
to fair usage policy)

—  
Opposite the main  
gates of AECC UC

—  
Close to local shops  
and bus route

Contact Elaine Crawford  
-Phone-  
WhatsApp / Mobile +44 (0)  
7794349846  
Landline +44 (0)1561320331  
-email-  
eliacrawford@btinternet.com





# 7 LYTTON ROAD, BOURMEMOUTH, BH1 4SH

**AVAILABLE FROM 24/08/24**

## Description:

A stunning shared house superbly positioned in the prime student area of Bournemouth. The property has a welcoming entrance hall with downstairs cloakroom and stairs leading to the first and second floor. The ground floor comprises of a generous communal lounge, the first of spacious bedrooms and stylish fitted kitchen providing access to the rear of the property. The first and second floor comprises modern fitted communal bathroom along with a second shower and a further five large bedrooms.

This property is ideally placed next to the Mainline Train Station, Asda Superstore and the vibrant centre of Bournemouth offering a range of shops, bars and restaurants. You are also a short walk from Lansdowne University, the seafront and a short bus journey into Talbot Campus.

## Overview:

- 6 Bedroom House with garden
- All double bedrooms, with a basin in each room
- bathroom, plus shower room, plus separate toilet
- On bus route to AECC
- 40 mins walk to AECC

The contract is 11.5 or 12 months from 24 August 2024

The price is £3,000 pcm, not including bills

'Fly-through' interactive video of the property:

<https://my.matterport.com/show/?m=3Uvac4rdR6Y>

6x double bedrooms

Rent - £3,000 pcm

Close to local shops

-Contact-

Rebecca Mazloun

rebeccamazloun@yahoo.com

07405814467







# 23 CHESSEL AVENUE, SOUTHBOURNE BOURMEMOUTH, BH5 1LQ

**AVAILABLE FROM 1<sup>ST</sup> MARCH 2024**

- 10 mins walking distance to AECC, 5 mins walk to Boscombe high street.
- Fully furnished property with a shared kitchen and bathroom.
- private garden area included.
- £750 per month with electric bills included, £800 per month with all bills included.
- If the student is wishing to rent as a couple, please allow £100 more per month for the monthly rent.
- One month rent required per student per calendar month.

Contact:

Rebecca 07889002220,  
[rebecca@zhangpropertyinvestment.co.uk](mailto:rebecca@zhangpropertyinvestment.co.uk)

3 Bedroom property

£800 per month  
including all bills

10- minute walk to  
AECC

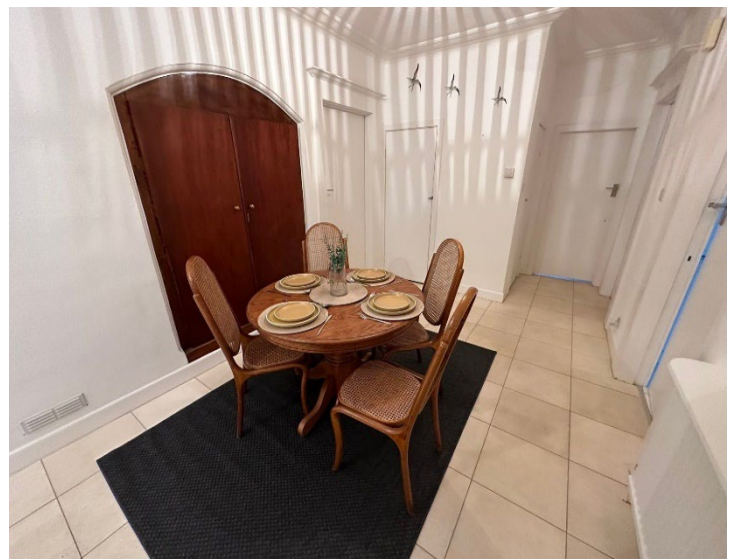
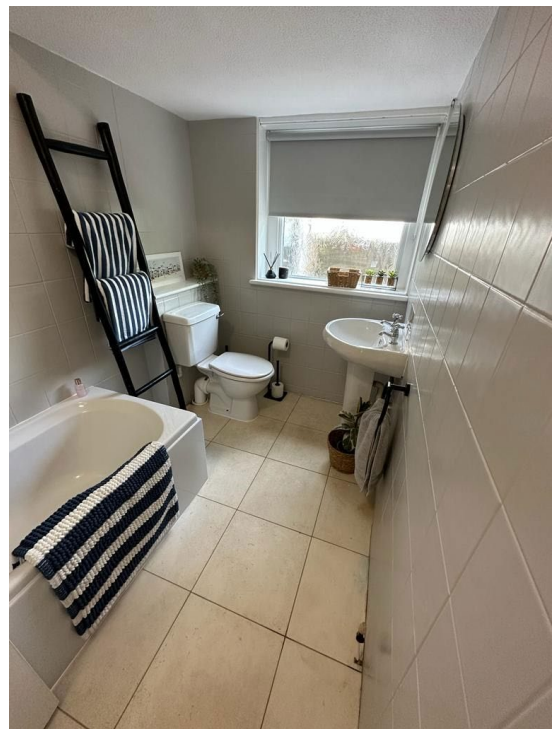
-Contact-

Rebecca

[Rebecca@zhangpropertyin  
vestment.co.uk](mailto:Rebecca@zhangpropertyinvestment.co.uk)

07889002220







# 24 QUEENSLAND ROAD, BOURNEMOUTH, BH5 2AB

**AVAILABLE FROM 4<sup>TH</sup> JULY 2024**

- 6 double bedrooms all fully furnished including a desk and sink in each room.
- Lounge
- Private rear garden
- Off road parking for up to 3 vehicles
- Fully fitted kitchen with appliances and table & chairs
- Available 4<sup>th</sup> July 2024
- £3330 PCM
- 2 minute walk to AECC

6 Double Bedrooms

£3330 pcm  
Bills not included

Fully furnished

2 Minute walk to AECC

- Contact -

Clair Arnold  
T. 01202 433554  
M. 07583 433584  
W. [www.elitelettings.co](http://www.elitelettings.co)



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