



**Flat 4, 70 Southcote Road, Bournemouth, Dorset. BH1 3SS**

**£1,275 Per Calendar Month**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
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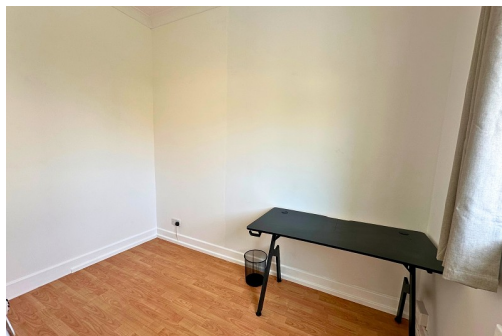




## **Flat 4, 70 Southcote Road, Bournemouth, Dorset. BH1 3SS**

### **£1,275 Per Calendar Month**

A newly redecorated Part-Furnished two bedroom first floor apartment set in this character converted building of just four properties in the Springbourne district of Bournemouth. The property is available immediately and long term to the right tenants. The property further benefits from use of the communal gardens and a garage to the rear.



COMMUNAL ENTRANCE

UPVC front door leads into the communal hallway with electric meters under the stairs and stairs rise to the first floor with a personal entrance door leading into the property.

ENTRANCE HALL

Cupboard housing the electric consumer unit, wall mounted panelled radiator, laminate wood flooring. Doors to all rooms.

KITCHEN (8' 11" X 8' 11") OR (2.73M X 2.72M)

Narrowing in part to 1.98m. Fitted with a good range of base and wall mounted Cream colour high gloss units with areas of Walnut Butchers Block style laminate work surface over. Cupboard housing the Worcester Gas Fired combination boiler. Inset four burner Gas hob with fan assisted oven beneath. Brand new free standing fridge/freezer, washing machine, kettle and toaster. Microwave also provided. UPVC double glazed window to front, LED ceiling spotlights. Inset stainless steel sink unit with drainer adjacent and mixer tap over.

LIVING/DINING ROOM (17' 0" MAX X 12' 11") OR (5.19M MAX X 3.94M)

Narrowing in part to 4.25m. A wonderfully bright room with high ceilings, large UPVC double glazed bay window, L-shaped corner sofa, coffee table, four person dining suite, display shelving and TV cabinet. Two wall mounted double panelled radiators, new LED lighting.

BEDROOM 1 (13' 11" X 10' 2") OR (4.23M X 3.09M)

A lovely sized room with high ceilings again, large UPVC double glazed window to rear overlooking the communal grounds. Fitted with a new Ottoman style bed and mattress, large wardrobe offering hanging, shelving and drawers, further timber bookshelf, two bedside cabinets, wall mounted panelled radiator, brand new LED light.

BEDROOM 2 (9' 11" X 9' 6") OR (3.03M X 2.90M)

Narrowing to 1.79m in the bed recess. Laminate wood flooring, brand new LED ceiling light point, power points, wall mounted panelled radiator, UPVC double glazed window to side, storage cupboard with shelving.

SHOWER ROOM

Fitted with a three piece White suite comprising curved walk-in shower with integrated fittings, low level flush WC, pedestal wash hand basin, fully tiled walls, UPVC opaque double glazed window to front, curved chrome ladder style towel radiator, brand new LED lighting.

OUTSIDE

The property enjoys the benefit of the use of the communal gardens to the rear.

GARAGE

The property has the benefit of a garage to the rear of the block for which it can be used for either storage or car parking. Please note that it is not permitted for a vehicle to be parked within the grounds of the property apart from in the garage itself.

DIRECTIONAL NOTE

From our office proceed to Christchurch along the A35 continuing ahead at Iford towards Boscombe. Proceed through Boscombe itself and upon coming down the A35 Christchurch Road take the right hand turn into Drummond Road. Follow the road where it then becomes Southcote Road where the block will be found on the left hand side just after the junction with Vale Road.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

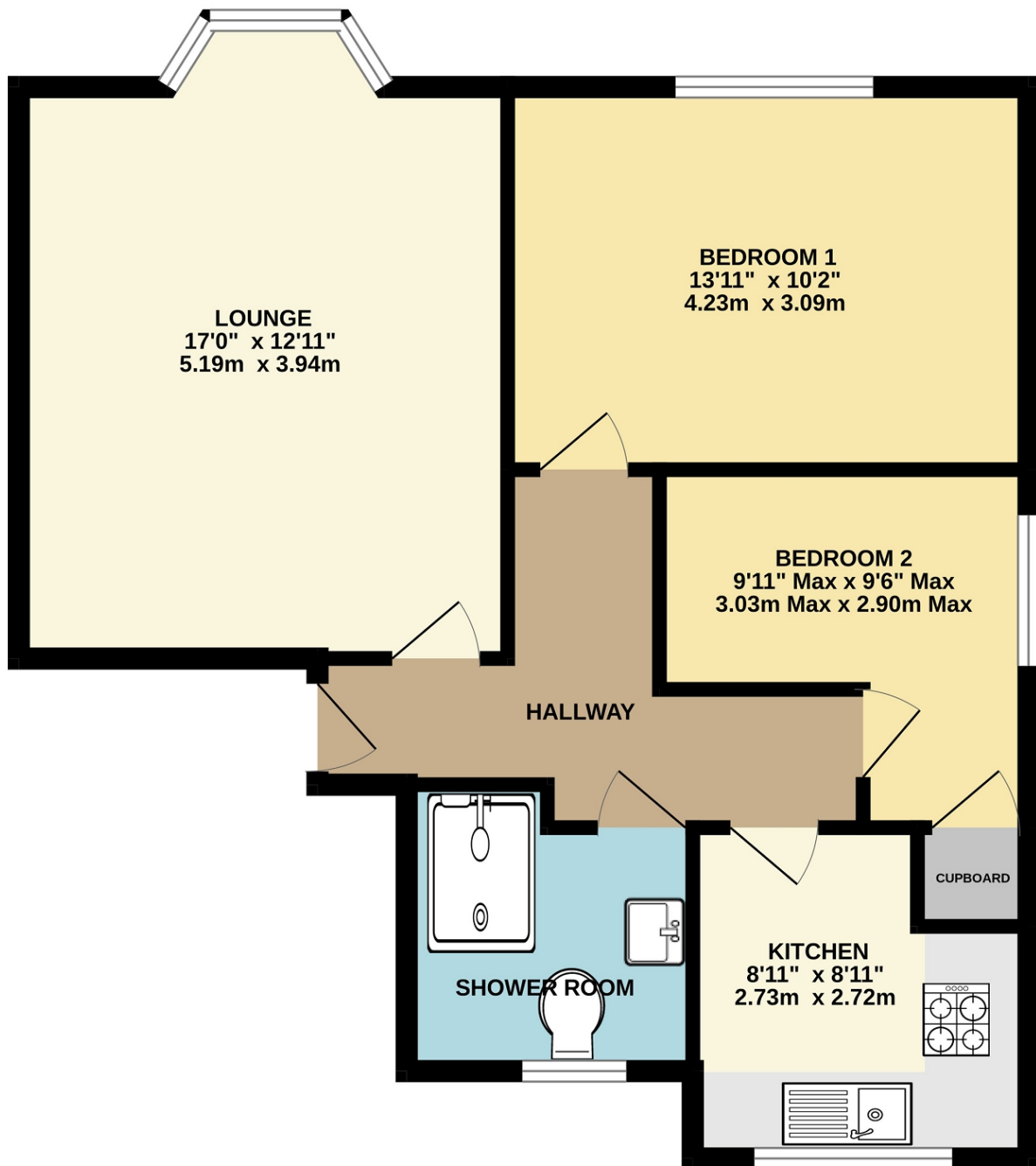
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is C74



## FIRST FLOOR



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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.