



4 Grants Avenue, Bournemouth, Dorset. BH1 4NR

£925 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 277 777





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An unfurnished ground floor flat with one bedroom, modern fitted kitchen and modern bathroom, electric heating, gas hot water heater system and garden areas. Available immediately.



ENTRANCE

Door provides access to:

SITTING ROOM/DINING ROOM (14' 11" X 14' 6") OR (4.54M X 4.43M)

Textured ceiling, ceiling light point, UPVC double glazed window overlooking front garden with electric thermostatically controlled with timer heater. TV aerial point, BT connection point and Virgin Media point. Power point, two wall light points, multi-glazed door provides access to Entrance Hall which then leads to:

KITCHEN (8' 11" X 8' 6") OR (2.71M X 2.60M)

Modern fitted kitchen comprising light Oak effect kitchen units wall mounted and matching base units with stainless steel style handles. Stainless steel sink with single drainer and hot and cold tap, attractive tiled splash backs, four ring gas hob with fan assisted oven and grill beneath with filter hood above. Floor standing Indesit washing machine, floor standing Logic fridge/freezer, Vinyl cushion flooring, double glazed window overlooking rear garden aspect with fitted blind. Storage drawers, cupboard provides access to boiler cupboard with hot water boiler. Slatted shelving above, access to fuse box beneath.

BEDROOM (12' 8" X 8' 1") OR (3.87M X 2.46M)

Ceiling light point, smoke detector, UPVC double glazed window facing rear aspect. Electric radiator with thermostat and timer.

MODERN BATHROOM

White suite comprising low level WC, pedestal wash hand basin, panelled enclosed bath with hot and cold mixer taps with shower attachment. Pull across shower curtain. Fully tiled walls, UPVC double glazed window facing side aspect. Dimplex wall mounted heater, wall mounted extractor, Vinyl cushioned flooring. Bathroom storage, ceiling light pint.

GARDENS

The flat does benefit from some garden areas front and rear which need to be maintained.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

DPS

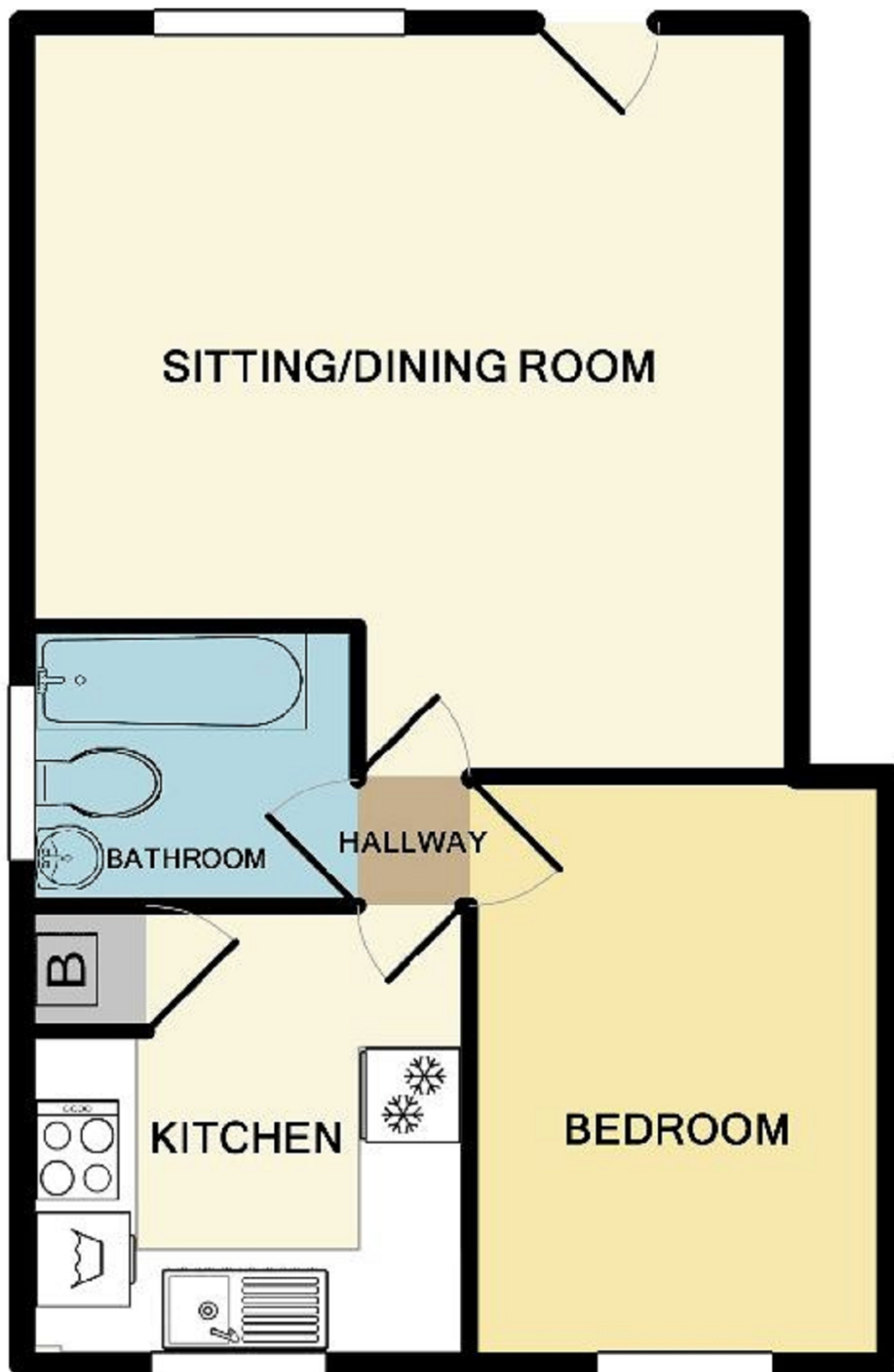
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The deposit for this property will be £1095.

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. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is E52



TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 SQ.M.)

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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.