



FLAT 4 Dean Park Road, Bournemouth, Dorset. BH1 1HU

£1,175 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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£1,175 Monthly

A fantastic spacious one bedroom first floor furnished flat to let in Dean Park Road. Spacious sitting room/diner. Free WiFi, allocated parking, use of communal Utility room, Free heating/gas. Not suitable for children, ideal for a couple or single occupancy. Available immediately. Only suitable for applicants over the age of 30.



FRONT DOOR

Provides access to:

ENTRANCE HALL (6' 9" X 2' 8") OR (2.06M X 0.81M)

Ceiling light, smoke detector, power point, double opening storage cupboard with Hoover, ironing board, iron, coats hooks and door provides access to:

SITTING ROOM (14' 7" X 11' 7") OR (4.45M X 3.52M)

Ceiling light point, dual aspect room with windows facing front and side aspects. Attractive fireplace with electric inset fire, numerous power points, fitted lights, wall lights, standard lamp, settee suite, television, dining room table with two chairs, display units. Double panelled radiator with independent thermostat.

KITCHEN (6' 10" X 7' 2") OR (2.08M X 2.19M)

Self-contained kitchen which is fully fitted with ceiling light, heat detector, UPVC double glazed window facing side garden aspect. Light Oak kitchen units which include four ring hob, single oven below, Hotpoint filter hood above. Stainless steel sink with monobloc mixer tap. Under counter fridge and freezer, tiled flooring, tiled splash backs, power points, laminated roll top work surfaces, radiator with independent thermostat.

BEDROOM (15' 4" X 13' 3") OR (4.67M X 4.04M)

A fantastic spacious double bedroom with ceiling light. Two sets of double opening fitted wardrobes with matching bedside tables with bedside lamps. Double bed, dressing table with mirror, power sockets and display lights to either side. Attractive Victorian style fireplace, double panelled radiator with double glazed UPVC window facing side garden aspect, wall mounted mirror and door provides access to:

EN SUITE (10' 0" X 3' 5") OR (3.04M X 1.03M)

Two ceiling downlights. Fully marble tiled walls with modern white suite comprising panelled enclosed bath with twin hand grips and mixer taps with separate thermostatic shower mixer above with glazed shower screen to one side, low level WC with push button flush, wash hand basin with hot and cold taps, vanity unit beneath, shaver socket above with mirror above and downlights. Opaque double glazed window to side aspect, radiator, tiled flooring.

SERVICES

Communal laundry room on ground floor and one parking bay.

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 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 D60





TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.0 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.