



Flat 4 22 Avon Road West, Christchurch, Dorset. BH23 2DG
£1,075 Per Calendar Month



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A well presented one double bedroom ground floor flat situated in a quiet residential location with its own garden and parking. The property is available from the middle/end of November 2026 and long term tenants are preferred.



Private entrance with covered entrance canopy with UPVC part opaque double glazed entrance door to:

ENTRANCE HALLWAY

Ceiling light point, wall mounted panelled radiator, cupboard housing the electric meter and consumer unit, grey laminate wood flooring, door to:

LIVING ROOM (12' 7" X 9' 7") OR (3.84M X 2.93M)

Continuation of the laminate wood flooring, ceiling light point, wall mounted panelled radiator, large UPVC double glazed window to front, provision for wall hung television with high level TV point and double socket with low level TV point to the corner also. Squared archway to:

KITCHEN/BREAKFAST ROOM (11' 6" X 6' 1") OR (3.51M X 1.86M)

Fitted in a modern style in a good range of Grey high gloss fronted handleless units with areas of laminate squared edged marble effect work surface over. Inset four ring ceramic induction hob with concealed filter extractor over and fan assisted oven beneath, integrated fridge/freezer, slimline dishwasher and washer/dryer. Cupboard housing the Vaillant Gas fired combi boiler. Inset stainless steel sink unit with mixer tap over. Under cupboard LED lighting with ceiling LED strip lights. Continuation of the laminate wood flooring. Breakfast bar with space for two/three people.

BEDROOM (11' 5" MAX X 9' 5") OR (3.49M MAX X 2.88M)

Fitted with a triple wardrobe housing hanging space and shelving, double power points, television point, telephone point, UPVC double glazed bay window to rear overlooking the private rear garden. Large storage cupboard with shelving and hanging space with light and laminate wood flooring.

BATHROOM

Fitted with a contemporary suite comprising panel enclosed bath with waterfall mixer tap and independent shower fittings over with rainforest shower head and personal hand shower attachment with glazed screen adjacent, inset wash hand basin with vanity unit beneath and low level flush WC. Chrome ladder style towel radiator, LED ceiling light point, wall mounted LED backlit mirror, UPVC opaque double glazed window to side. Fully tiled walls and laminate wood flooring.

OUTSIDE

The property enjoys the unusual benefit of a private low maintenance garden to the rear which has been laid mainly to modern slate chippings with a raised area of painted decking. To the side of the property there is a pathway which leads to the Communal bike store to which the tenant will be given access to for storage.

ALLOCATED PARKING

Situated to the front of the block and numbered accordingly.

DIRECTIONAL NOTE

From our office in Highcliffe proceed to Christchurch and at the Fountain roundabout take the fourth exit on Bargates and proceed ahead. Just after the Fire Station take the next left and immediately left again into Avenue Road where the road forks off to the right into Avon Road West. Turn here and the property will be found on your left hand side and numbered.

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.

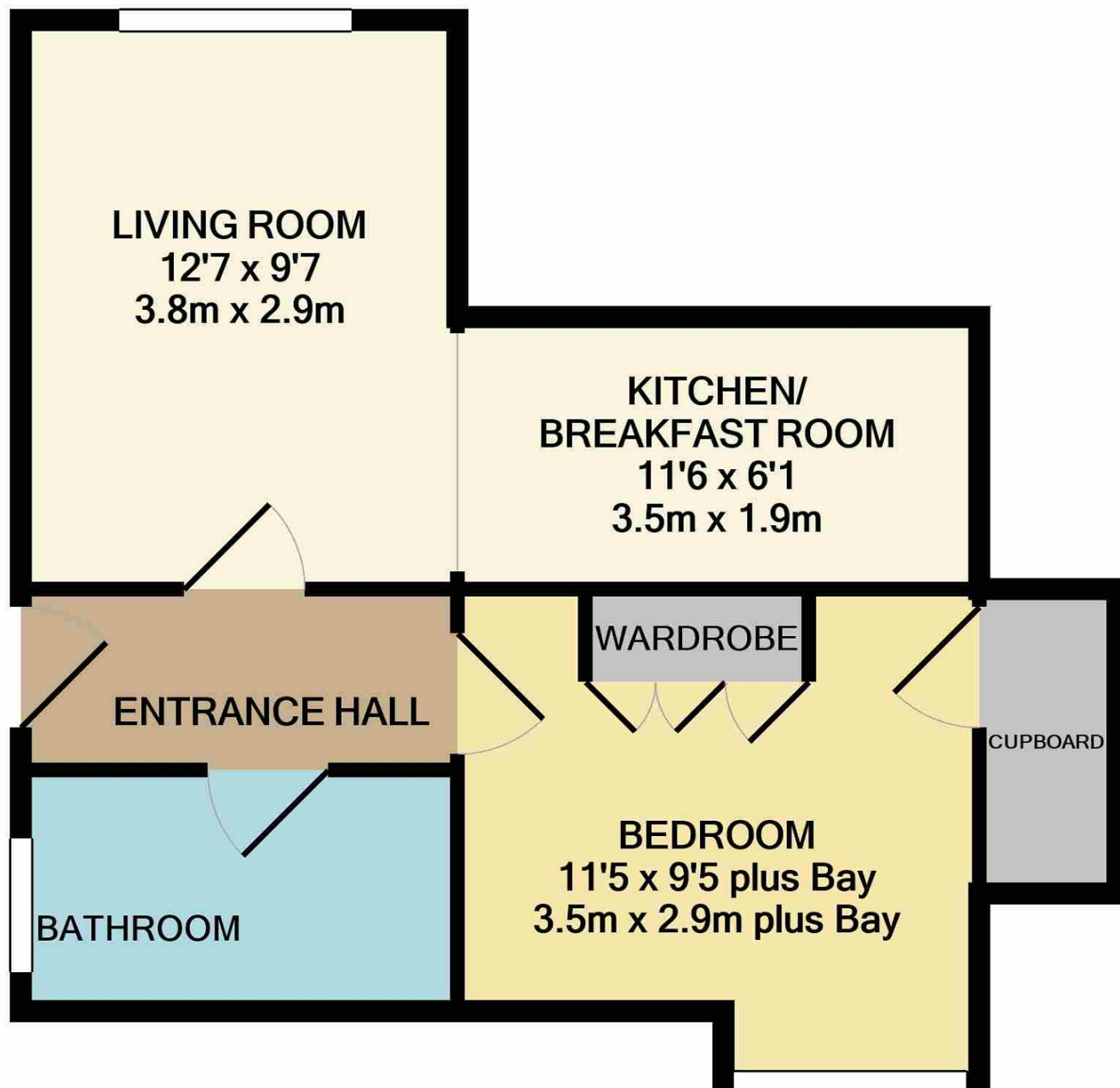
DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe 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. 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

EPC RATING

The EPC rating for this property is C78





TOTAL APPROX. FLOOR AREA 426 SQ.FT. (39.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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