



**FLAT 3 Southmoor 11 Dean Park Road, Bournemouth, Dorset. BH1 1HU**

**£1,300 Monthly**



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





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Dorset. BH1 1HU**

**£1,300 Monthly**

A central two bedroom furnished ground floor apartment located in this fantastic building in Dean Park Road, off road parking, utility room within the building. Rent includes WiFi, TV Licence, Gas, Water and sewerage. Sorry no children, or pets due to head lease. Available immediately. Landlord is seeking long term lets (12 months plus).



## **ENTRANCE HALL (15' 2" X 3' 0") OR (4.63M X 0.91M)**

Smoke detector, heat detector, two wall uplighters, radiator with independent thermostat. Glazed display cabinet which is illuminated with storage cupboard beneath and glazed door provides access to:

## **SITTING ROOM/DINING ROOM (15' 2" X 11' 6") OR (4.62M X 3.50M)**

Ceiling chandelier light fitting, two sets of double glazed windows facing front aspect. Attractive recessed inglenook style fireplace with electric log effect fire with concealed lighting above with herringbone brick detailing, two wall light points, two picture lights, furnished with two seater settee and single seater arm chair. Two double panelled radiators with independent thermostats Dining room table, television with stand and a mixture of sideboards and cabinets. Double opening swing doors provide access to:

## **KITCHEN (12' 0" X 5' 2") OR (3.67M X 1.58M)**

Three ceiling downlights, Triple aspect room with comprehensive range of eye level and floor mounted kitchen units. Fully fitted, slimline dishwasher, fitted washer dryer, four ring gas hob with single oven beneath and filter hood above. Tiled splash backs, tiled flooring, kettle, toaster, dustbin, radiator, eye level microwave power points, stainless steel sink with single drainer and monobloc mixer tap, heat detector, quality selection of cups, saucers, cutlery etc and pans.

## **BEDROOM 1 (11' 3" X 11' 6") OR (3.44M X 3.51M)**

Ceiling chandelier light fitting, picture rail, UPVC double glazed window, built-in double opening wardrobe with storage cupboard above, dressing table with back-lit mirror above. Double bed, head board, 'his and her's bedside cabinets with free standing lamps above, chest of drawers, three wall uplighters, door provides access to deep storage cupboard with light also housing the Glow Worm gas fired central heating boiler with programmer beneath. Immersion heater for hot water tank, Hoover, ironing board and hanging rail. Radiator with independent thermostat.

## **BEDROOM 2 (11' 5" X 6' 11") OR (3.48M X 2.10M)**

Coving to ceiling, ceiling light point, UPVC double glazed window overlooking garden aspect, single bed with light above, display shelf to one side, built-in double opening wardrobe, dressing table with mirror, knee hole, stool, nest of drawers to two sides, radiator with independent thermostat, power points.

## **BATHROOM (9' 3" X 3' 8") OR (2.83M X 1.11M)**

Comprising low level WC with push button flush, pedestal wash hand basin with hot and cold taps with mirror above with lighting with shaver socket to one side. Panelled enclosed bath with twin hand grips, mixer tap with separate Mira shower above with glazed shower screen to one side, panelled radiator with independent thermostat, tiled flooring, fully marble tiled walls, shaver socket.

## **SERVICES**

Use of communal Utility Room on the ground floor although this flat has its own facilities. One Parking bay ONLY.

## **GAS RATE**

The heating is included in the rent but due to global energy markets experiencing high volatility due to Middle East supply concerns the landlord has the right to add an additional premium on each month if required.

## **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.

## **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.

## **EPC RATING**

The EPC rating for this property is D55





TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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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