



**27 The Chocolate Box Christchurch Road, Bournemouth, Dorset. BH1 3NA**

**£1,175 Per Calendar Month**



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

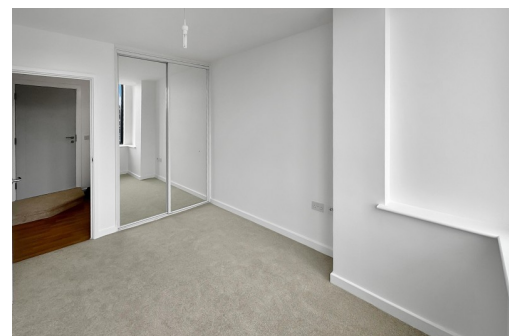




**27 The Chocolate Box Christchurch Road, Bournemouth,  
Dorset. BH1 3NA**

**£1,175 Per Calendar Month**

A very bright and airy two double bedroom apartment situated on the Third Floor of this popular block situated in the heart of Bournemouth Town centre benefitting from being newly decorated throughout. The property further benefits from a Concierge desk in the lobby, underground and secure cycle storage and is available to rent almost immediately.



## COMMUNAL ENTRANCE DOOR

Security entrance phone with concierge desk, lift and stairs to all floors.

## ENTRANCE HALL

Cupboard housing the electric consumer unit and meter. Wall mounted electric thermostatically controlled panel radiator, ceiling light point, doors to all rooms.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (19' 10" X 11' 2") OR (6.04M X 3.40M)

A fantastic bright room with extremely large double glazed corner window to the front and partial side aspects. The Kitchen is fitted with a range of white high gloss fronted cupboard and drawer units with areas of laminate slate effect square edged work surface with matching upstands. Integrated fridge and freezer, integrated washing machine. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Inset four ring ceramic hob with fan assisted oven beneath and filter extractor canopy over. Wall mounted Hyco electric thermostatically controlled panel radiator, two ceiling light points, numerous double power points, television and telephone point.



## BEDROOM 1 (11' 8" X 8' 6") OR (3.56M X 2.60M)

## BEDROOM 2 (14' 10" X 7' 3") OR (4.52M X 2.21M)

Plus window recess. Large corner double glazed window to the front aspect, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted thermostatically controlled electric panel radiator.



## SHOWER ROOM

Fitted with a white three piece suite comprising enclosed corner shower cubicle with Bristan fittings, wall hung wash hand basin with mixer tap and low level flush WC. Fully tiled walls and floor, chrome ladder style towel radiator, ceiling light point.

## COMMUNAL FACILITIES

The property benefits from a Concierge desk in the Communal Entrance Lobby as well as a Communal Cycle store situated in the underground car park as well as a communal bin store situated in the same.

## DIRECTIONAL NOTE

From our office proceed to Bournemouth Town Centre and using the What Three Words App use the code misty.pillow.sizes which will give you the exact location of the property.

## 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.



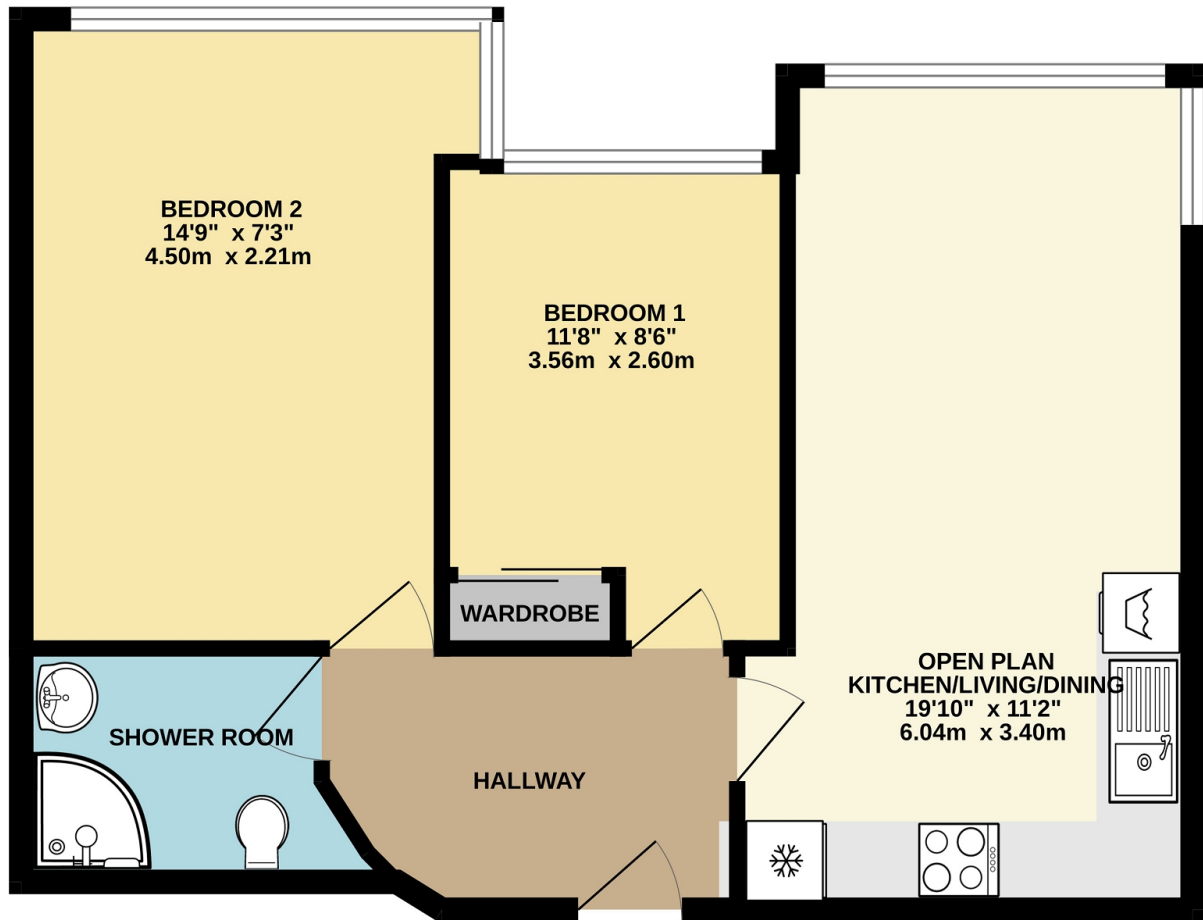
## DEPOSIT - DPS

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 C77

GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

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.  
Made with Metropix ©2026

**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
highcliffe@rossnicholas.co.uk