STRATTON OAK ESTATES







9-11 Gervis Place, Bournemouth, BH1 2AL

£1,200

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A spacious one bedroom second floor flat in the heart of Bournemouth, offered fully furnished with water, sewerage and broadband included in the rent. Its best feature is a large, light-filled lounge/diner with a feature window, and the town centre, Lower Gardens and seafront are all within walking distance.

A well-presented one bedroom flat on the second floor of Wessex House, on Gervis Place in central Bournemouth. The town centre, beach and the town's main amenities are on the doorstep, and water, sewerage and broadband are already included in the rent.

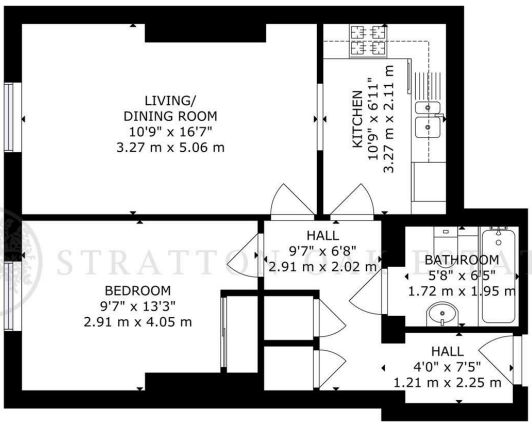
The standout feature is the large lounge/diner. A feature window fills it with natural light, and it is decorated to a high standard with a modern feature wall. A four-seater dining table sits next to the pass-through into the kitchen, so there is a dedicated dining area alongside plenty of room to relax.

The separate kitchen has vinyl flooring and spotlighting. It comes with an integrated fridge/freezer and an electric hob with oven beneath. A freestanding washing machine, microwave, toaster, cutlery and crockery are also provided for the tenant's use. The bedroom is very generous, with a super king bed, a large aspect and fitted wardrobes. The modern bathroom has a shower over the bath with a glass screen, a pedestal basin and a WC. The flat would suit a professional or a couple looking for a central base.

Gervis Place is about as central as Bournemouth gets. It sits beside the Square and the Lower Gardens, with the shops, cafés and restaurants of the town centre a short stroll away. The award-winning sandy beach and Bournemouth Pier are within easy walking distance, as is the BH2 leisure complex with its cinema, restaurants and bars. The Square is the town's main bus hub, with frequent services across Bournemouth, Poole and beyond, and to the mainline train station for direct routes to London Waterloo and Southampton.

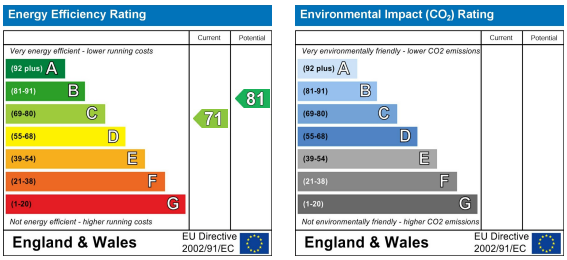
The flat is offered fully furnished and is available immediately. Please note that it is on the second floor and the building has no lift. Water and sewerage are included in the rent. Fibre Broadband & Netflix are installed and charged at an additional £50 per calendar month on top of the monthly rent.

The tenant will be liable for council tax and all other bills. Unfortunately, due to the head lease on the building, pets are not permitted.



GROSS INTERNAL AREA
TOTAL: 533 sq.ft, 50 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.