



**37 The Citrus Building 24 Madeira Road, Bournemouth, Dorset. BH1 1AR**

**£1,325 Monthly**



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





**37 The Citrus Building 24 Madeira Road, Bournemouth,  
Dorset. BH1 1AR**

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Modern Two-Bedroom Apartment with Secure Parking in Central Bournemouth. This well-presented two-bedroom apartment with balcony occupies the second floor of a contemporary development and offers modern comfortable living.



## COMMUNAL ENTRANCE DOOR

Communal glazed door provides access to communal corridors and lift with a staircase leading to the second floor with door, spyhole, wood veneered finish.

## HALLWAY (10' 8" X 3' 7") OR (3.25M X 1.09M)

L shaped with low voltage LED lighting, smoke detector. Wood effect veneered doors throughout with stainless steel handles and matching door hinges. Wood laminate flooring, central heating thermostat, door provides access to coats storage cupboard with hanging rail and shelf within. Door provides access to boiler cupboard which houses and Bosch automatic washer dryer. Access to electric meter, safety trip consumer unit, ceiling light and ceiling vent. Door provides access to:

## SITTING ROOM/DINING ROOM (21' 2" X 11' 5") OR (6.45M X 3.47M)

Continuation of smooth finished ceiling, two ceiling light points, room is flooded with natural light with the end wall benefiting from double glazed windows, door openers provide access to the extensive balcony with glass balustrade with stunning views over Horseshoe Common and views towards South overlooking Bournemouth town centre. Sitting Room benefits from a continuation of wood laminate style flooring, fitted roller blinds to all windows. Mechanical ceiling extractor, power points, TV aerial point, satellite connection point, telephone point, wall mounted video entry phone. Double panelled radiator with independent thermostat, Dining Area and room continues to Kitchen.

## KITCHEN (9' 1" X 6' 2") OR (2.76M X 1.87M)

Low voltage lighting, heat detector, mechanical extractor, comprehensive range of eye level and floor mounted units in gloss white with stainless steel style handles with Quartz working surfaces with matching upstands with fitted Smeg four ring ceramic hob with Smeg fan assisted single oven and grill beneath. Integrated full size dishwasher with integrated Smeg Fridge and Freezer. Under unit lighting, stainless steel switches and sockets. Blanco stainless steel recessed sink unit with swan necked mixer tap above with integrated draining board to one side. Concealed extractor. Wall mounted mirror reflecting the view from the Sitting Room, continuation of laminate flooring.

## BEDROOM 1 (10' 8" X 10' 10") OR (3.26M X 3.29M)

Ceiling light point, double glazed window with blind overlooking the rear aspect of the building. Fitted wardrobe providing an extensive range of shelving and hanging within. Mechanical ceiling extractor, Radiator with power points, telephone point, TV aerial point, two way bedroom light switching and door provides access to:

## EN SUITE SHOWER ROOM (6' 8" X 5' 10") OR (2.02M X 1.79M)

Smooth finished ceiling, four ceiling downlights, mechanical extractor, full size shower cubicle with glazed shower screen with shower mixer bar and adjustable shower attachment. Low level WC with concealed cistern with push button flush. Wall mounted wash hand basin with monobloc mixer tap with pop-up waste. Shaver socket. Full size wall mounted mirror. Quartz display surface, tiled flooring, fully tiled walls in shower area. Heated towel rail.

## BEDROOM 2 (10' 8" X 8' 3") OR (3.26M X 2.52M)

Ceiling light point, double glazed window with fitted blind facing rear aspect. Radiator with independent thermostat, power points, two way bedroom light switching. Mechanical ceiling extractor, Telephone point.

## BATHROOM (7' 2" X 5' 6") OR (2.18M X 1.68M)

Four low voltage ceiling lights, mechanical extractor. Modern white suite comprising panelled enclosed bath with wall mounted mixer tap and thermostatically controlled shower attachment. Low level WC with concealed cistern with push button flush. Wall mounted wash hand basin with pop-up waste and monobloc mixer tap. Shaver socket, full size mirror, fully tiled flooring, heated towel rail.

## OUTSIDE

The property benefits from one allocated parking bay within a gated setting. Communal dustbin area.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From 9 Old Milton Road, New Milton, BH25 6DQ to 37 The Citrus Building, 24 Madeira Road, Bournemouth, BH1 1AR is approximately 12 miles and typically takes 35-40 minutes by car, depending on traffic.

## PLEASE NOTE

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

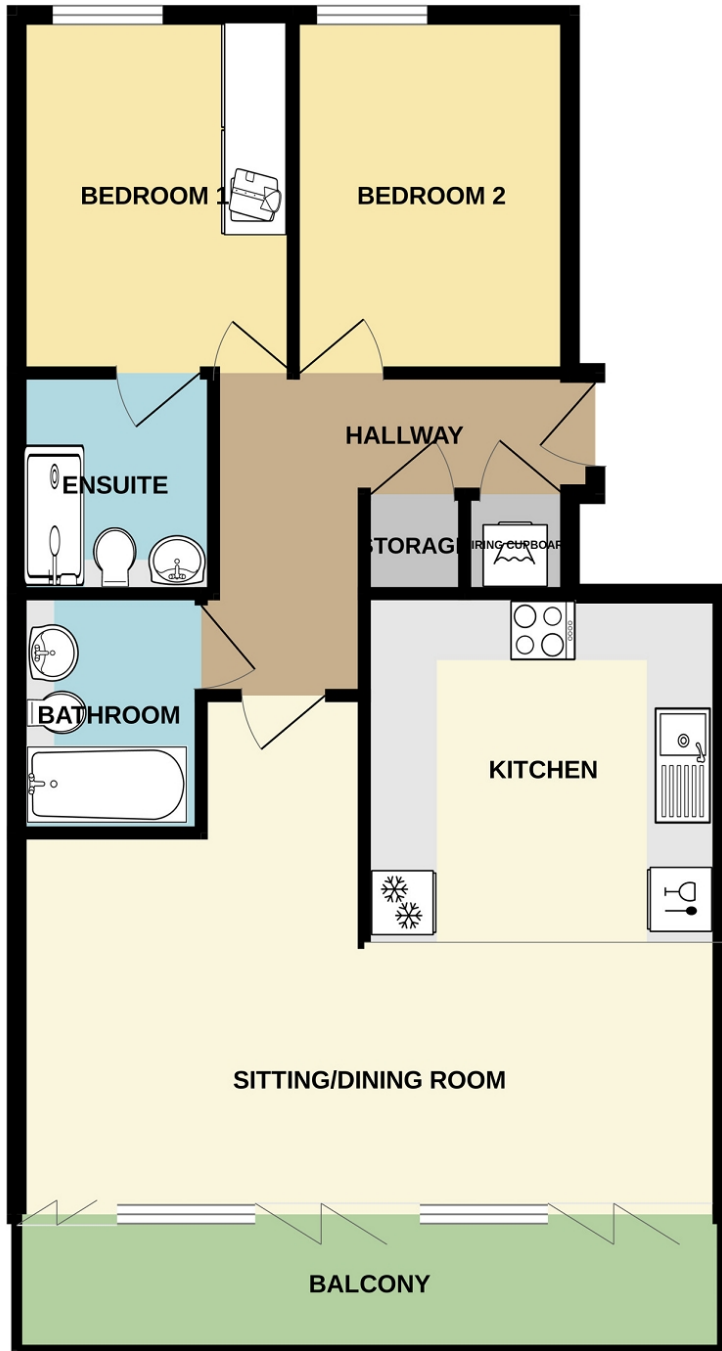
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com). The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge 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. Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.

## EPC RATING

The EPC rating for this property is C78



SECOND FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 680 sq.ft. (63.1 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.  
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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.