Flat 5 Southmoor 11 Dean Park Road, Bournemouth, Dorset. BH1 1HU

£1,275 Monthly

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

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A STUNNING SPACIOUS FURNISHED first floor one bedroom flat with BALCONY to let with free WiFi, allocated parking, use of communal Utility Room, free heating/gas and water and sewage included within rent. Not suitable for children. Available immediately. Tenants must be over 30 years of age. Not suitable for students.

ENTRANCE HALL (6' 6" X 3' 0") OR (1.98M X 0.91M)

Ceiling light, smoke detector, double doors provide access to coats cupboard also housing ironing board and iron. Whole flat has been re-decorated with fitted carpets throughout. Door provides access to:

SITTING ROOM (14' 0" X 11' 1") OR (4.26M X 3.39M)

Three steps down to main Sitting Room area. Delightful high ceilings, two ceiling light points, heat detector, double opening French doors with double glazed windows to either side creating a box bay with Southerly aspect. Doors provide access onto the sun balcony which overlooks the grounds of the property. Picture rail, two picture lights, additional double glazed window near dining area overlooking street scene. Fireplace surround with adjoining fire, two double panelled radiators, additional single panelled radiator in dining area, range of fitted wardrobes to one wall which also houses the freezer, double settee and armchair. Panasonic TV with stand. Dining area benefits from drop leaf pine table with four matching chairs and room continues to provide access to:

KITCHEN (7' 0" X 5' 10") OR (2.14M X 1.79M)

Four ceiling downlights, UPVC double glazed window overlooking front aspect, comprehensive range of eye level and floor mounted storage cupboards in a light Oak finish with laminated roll top work surfaces, stainless steel sink with single drainer and swan necked mixer tap. Eye level Panasonic microwave, tiled splash backs, newly fitted four ring hob with new single oven beneath. Filter hood above. Potterton central heating programmer with boiler to one side, concealed in cupboard. Under counter fridge, fitted storage bin, tiled flooring.

BEDROOM 1 (13' 11" X 14' 3") OR (4.24M X 4.35M)

A fantastic sized double bedroom with extra high ceiling, ceiling light point, dual aspect room benefiting from a Southerly aspect with fantastic bay window and additional double glazed window facing side aspect. Double panelled radiator plus a further single panelled radiator with independent thermostats, power points, two double opening wardrobes, super king sized bed with matching bedside units and lamps. Dressing table, two chairs, wall mounted mirror with lights to either side, numerous power points.

BATHROOM (6' 7" X 5' 4") OR (2.0M X 1.62M)

Two ceiling downlights, ceiling extractor, fully tiled walls (marble style), white suite comprising panelled enclosed bath with twin hand grips, hot and cold tap with separate Mira shower mixer above with shower attachment. Adjustable shower attachment, low level WC with push button flush, wash hand basin with hot and cold tap with vanity unit beneath. Wall mounted illuminated mirror above, shaver socket, radiator, towel rail. Fully tiled flooring.

AGENTS NOTE

There is single allocated parking space, Laundry room on ground floor.

VIEWING ARRANGEMENTS

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

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.

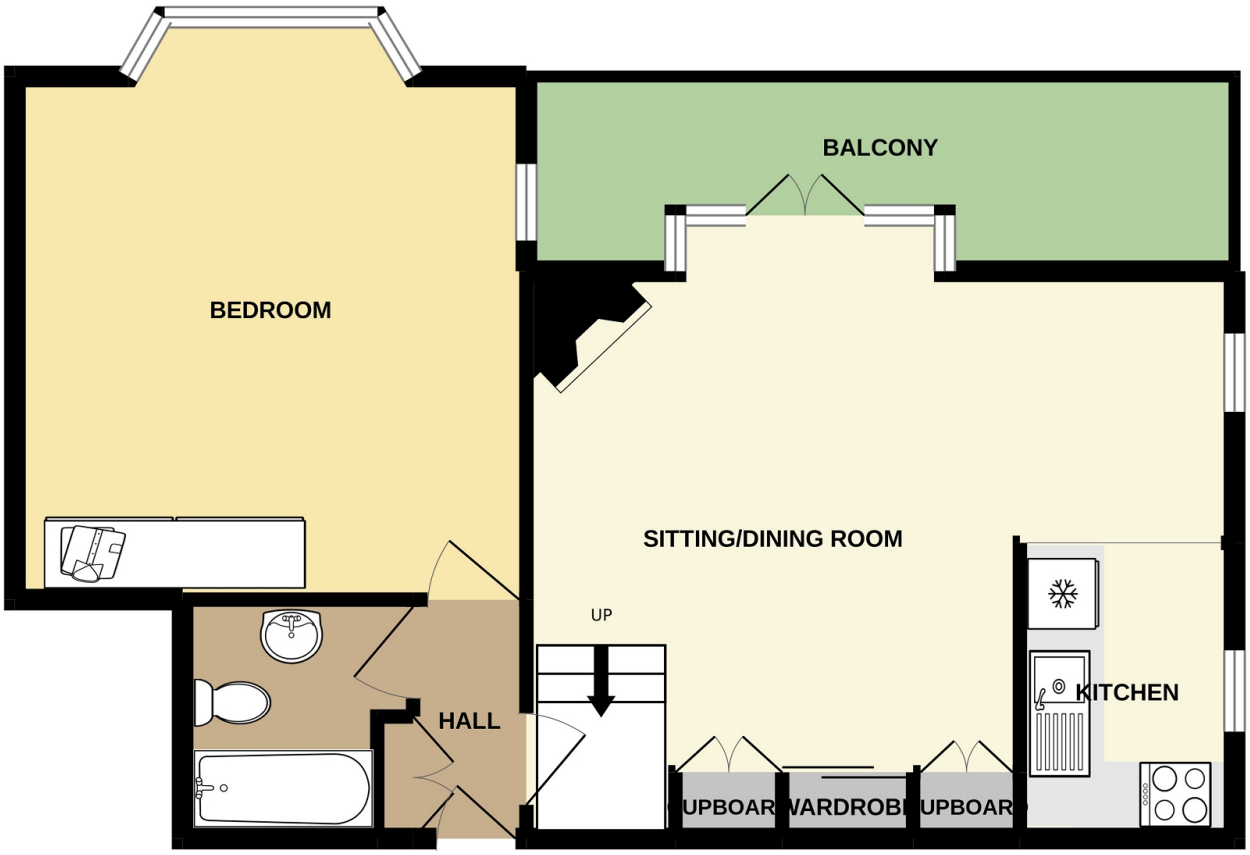
GAS RATE

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.

EPC RATING

The EPC rating for this property is D58

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 573 sq.ft. (53.2 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.