



**Flat 4 Bowmont House 153 Somerford Road, Christchurch, Dorset. BH23
3FN
£1,180 Monthly**



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

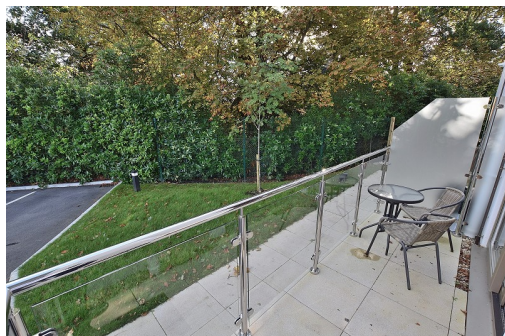




Flat 4 Bowmont House 153 Somerford Road, Christchurch, Dorset. BH23 3FN

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A modern ground floor furnished one bedroom flat to let with balcony. The flat includes Wi-Fi, Fully Furnished with a sofa bed in Sitting Room, Private Balcony and allocated Secure Parking. The flat is situated within easy reach of Christchurch and bus routes.



ENTRANCE

Outside wall light illuminates the front door entrance with UPVC double glazed door with frosted glass providing access to:

SITTING ROOM (15' 8" X 13' 5") OR (4.78M X 4.08M)

Feature smooth plastered ceiling with LED strip light, LED downlight, heat and smoke detectors, double glazed window overlooking front aspect. Attractive Vinyl effect flooring in a wood block finish. TV unit with flat screen above and Sky Box to one side. Wireless central heating thermostat, table and chairs for two, fitted sofa with table and lamp to one side. Storage cupboard housing boiler, radiator with independent thermostat, power points, door to Bedroom, door to Shower Room and room continues to provide access to Kitchen area.

KITCHEN

Comprehensive range of eye level and floor mounted kitchen units in a light grey finish with composite work surfaces with matching upstands, fitted stainless steel sink with chrome effect monobloc tap above with splash back. Hotpoint four ring touch screen hob with glass splash back and extractor above. Low level Hotpoint fan assisted oven with grill and programmer, integrated fridge and freezer. Integrated Indesit washing machine, integrated bin, cutlery drawer, under unit lighting.

BEDROOM 1 (11' 7" X 9' 10") OR (3.52M X 3.00M)

Smooth finished ceiling, four ceiling downlights and smoke detector. Sliding patio doors provide access to balcony overlooking the communal garden with wooded backdrop beyond. Continuation of Vinyl wood effect flooring, radiator, power points, double bed with 'his and hers' bedside units, free standing hanging wardrobe with display shelves to one side, glazed display cabinet.

SHOWER ROOM (10' 5" X 3' 1") OR (3.17M X 0.95M)

Three ceiling downlights, ceiling extractor, tiling from floor to ceiling height. fully tiled flooring, wall mounted wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath. low level wall mounted WC with push button flush and sliding door provides access to glazed shower cubicle with overhead rainwater shower with thermostatic shower mixer to one side. Large wall mounted mirror with two downlights above, bathroom fittings, heated towel rail in chrome effect finish, shaver socket.

OUTSIDE

The property benefits from allocated parking space.

VIEWING ARRANGEMENTS

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

DIRECTIONAL NOTE

From our Office in Highcliffe proceed in a Westerly direction until reaching the roundabout at Somerford and turn left into Somerford Road and take the second turning left into Bowmont Place (directly opposite The Beefeater Restaurant).

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

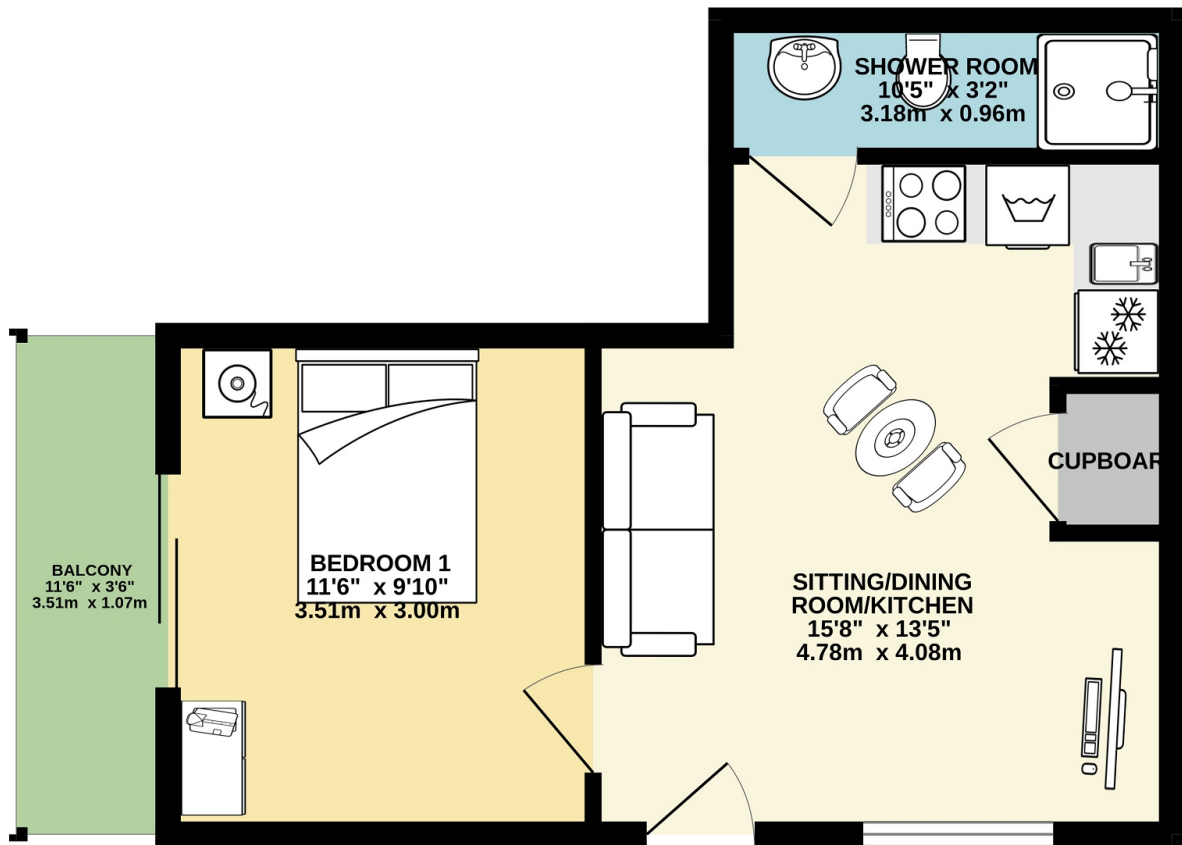
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest 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 C78



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



ROSS NICHOLAS

TOTAL FLOOR AREA: 343 sq.ft. (31.9 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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