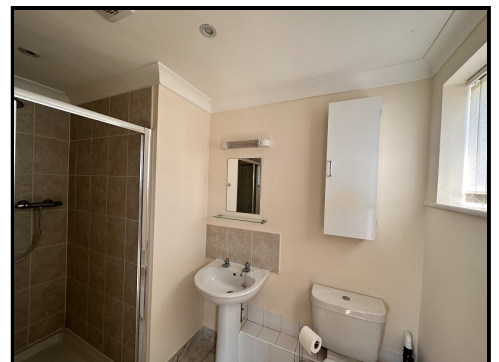




Studio 1, 3 Nada Road, Highcliffe, Dorset. BH23 4PR

£745 Monthly



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





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£745 Monthly

RENT INCLUDES ALL UTILITY BILLS - A well presented and fully furnished Studio flat with all bills included available immediately for single occupancy. The property benefits from communal patio and garden as well as an allocated parking space.



UPVC double glazed entrance door leads into the:

STUDIO ROOM (14' 5" X 10' 10") OR (4.40M X 3.31M)

Kitchenette to the front with work surface and cupboards, inset circular stainless steel sink unit with mixer tap, microwave and kettle and all cutlery and crockery provided. Bedroom furniture including recliner, wardrobe, bedside table and lamp and chest of drawers included. Single bed with mattress and protector. Laminate wood flooring. Large UPVC double glazed window to front.

SHOWER ROOM

Fitted with a modern three piece suite comprising walk-in shower cubicle with concertina door and chrome fittings, low level flush WC and pedestal wash hand basin, wall light point with shaver and inset ceiling spotlights, white curved ladder style towel radiator. Tiled floor and part tiled walls. UPVC double glazed window to the side.

COMMUNAL GARDENS

The tenant will have access if wanted to a patio and garden area situated to the rear of the property.

ALLOCATED PARKING

There is one allocated parking space situated to the front of the property.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction until reaching Hinton Wood Avenue on your right. Turn here and bear right at the end of this road into the continuation of Hinton Wood Avenue. After approximately 1/2 mile, turn right into Carisbrooke Way following this up Moonrakers hill and round the bends until Forest Way can be found on your right. Turn here and continue down until reaching Nada Road on your left and the bungalow will be found on your right hand side and is numbered.

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

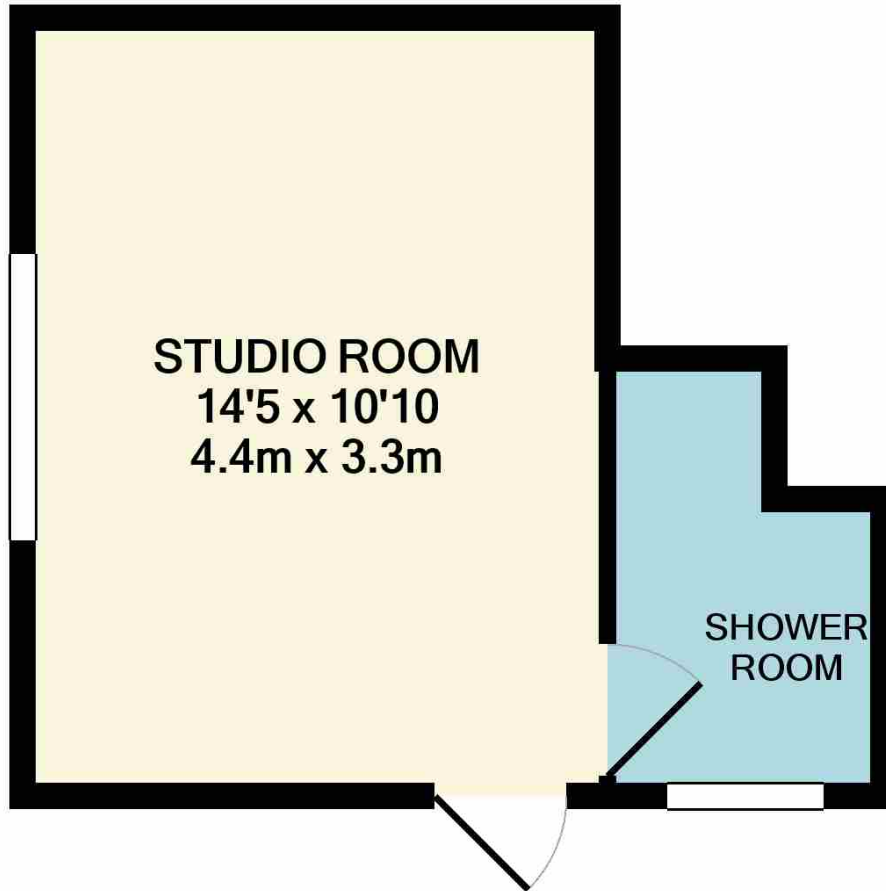
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest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

Complaints Procedure

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is C73



TOTAL APPROX. FLOOR AREA 196 SQ.FT. (18.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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