



Studio 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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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 sliding doors lead into the:

STUDIO ROOM

5.42 x 2.61

Timber double glazed Velux style roof light for ventilation, Kitchenette with sink unit, fridge with freezer compartment and microwave and kettle. Cupboard units and shelving. Work surface space. Power points, ceiling light points, television point. Bedroom furniture includes single bed with mattress and topper, recliner chair, wardrobe, chest of drawers and bedside table. Wall mounted panelled radiator (to be fitted). Laminate wood flooring. Door to:

SHOWER ROOM

Fitted with a modern suite comprising corner enclosed shower cubicle with chrome fittings, low level flush WC and pedestal wash hand basin, fully tiled walls and floor, inset ceiling spotlights, mirror fronted cupboard, wall light point, white ladder style towel radiator.

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 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..

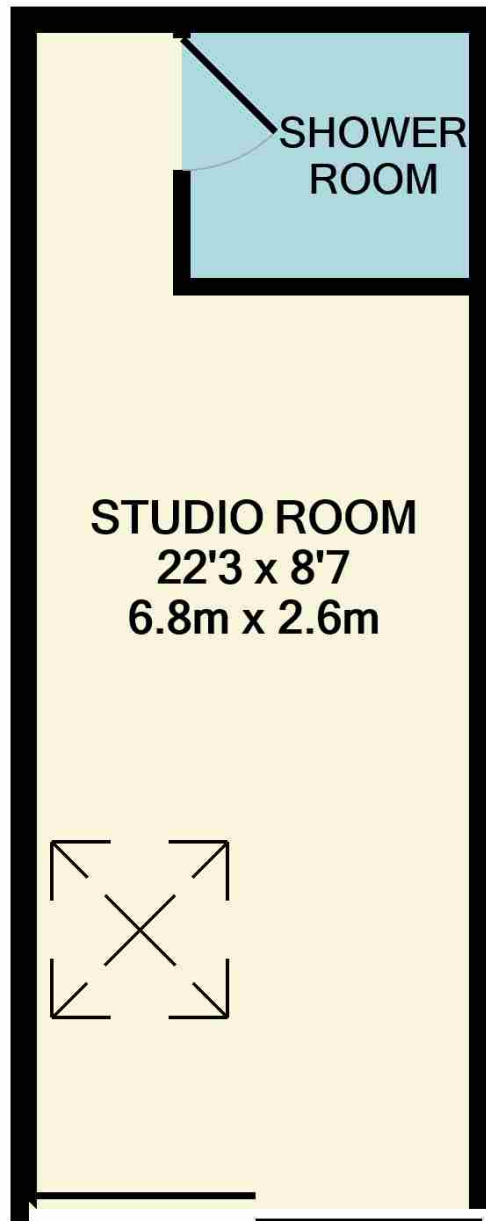
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT

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



TOTAL APPROX. FLOOR AREA 190 SQ.FT. (17.7 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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