



Flat 10 Whimbrel Court 6 Curlew Road, Mudeford, Dorset. BH23 4DB

£950 Monthly



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





Flat 10 Whimbrel Court 6 Curlew Road, Mundeford, Christchurch, Dorset. BH23 4DB

£950 Monthly

A spacious well presented unfurnished two bedroom first floor flat to let situated in a popular purpose built block close to Mundeford Wood and within easy walking distance of Avon Beach and Mundeford Quay. Benefits of the flat include gas central heating and double glazing.



COMMUNAL ENTRANCE DOOR

Leading to hallway with stairs leading to Communal First Floor Landing. Entrance door to Flat 10.

ENTRANCE HALL (8' 8" X 4' 11") OR (2.65M X 1.50M)

'L' shaped entrance hall with laminate floor. Telephone point, wall mounted Drayton thermostat, radiator, airing/storage cupboard housing lagged hot water cylinder, fitted immersion and slatted shelving. Telephone point with BT openreach.

LOUNGE/DINER (16' 1" X 12' 10") OR (4.90M X 3.91M)

Double glazed window to front elevation. Two radiators, TV point, base level cupboard housing Potterton Suprema gas boiler. Corner TV unit hides gas meter.

KITCHEN (11' 10" X 6' 1") OR (3.61M X 1.85M)

Fitted base and wall mounted units with work top space over and half tiled walls. Parkinson Cowan gas cooker, space and plumbing for washing machine. Further space for fridge/freezer, stainless steel sink with single drainer and mixer tap. Ceramic tiled floor, radiator, 4 ceiling spotlights.

BEDROOM 1 (15' 10" X 8' 7") OR (4.83M X 2.62M)

Double glazed window to front. Radiator, range of built-in wardrobes, two with mirror-fronted doors, shelving and hanging rails.

BEDROOM 2 (13' 10" X 6' 3") OR (4.22M X 1.91M)

Double glazed window to front, radiator.

BATHROOM (6' 0" X 5' 6") OR (1.82M X 1.68M)

Fully tiled walls and ceramic tiled floor, panelled bath with Triton electric shower, mixer tap with waste. Low level WC, Bowl style wash hand basin, freestanding mixer tap with cupboards under. Extractor fan, ceiling light, two down lights over mirror and sink area.

STUDY (6' 11" X 4' 6") OR (2.10M X 1.38M)

which doubles up as a utility room. range of fitted base and wall units with work top space over. Wall mounted electric meter/fuse box.

OUTSIDE

Whimbrel Court is situated in well maintained communal grounds which are mainly laid to lawn with a variety of shrub and flower borders. There is an Off Road Parking Area for the flats with casual car parking space for a number of vehicles.

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 towards Christchurch. After approximately one and a half miles and at the Hoburne roundabout take the first turning on the left onto The Runway. Continue here until reaching de Havilland Way on the right. Turn here until reaching Curlew Road on your right hand side approximately halfway down just after the sharp bend the property will be found on your left.

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.

DEPOSIT - DPS

Please Note 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 will be confirmed shortly.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 613 sq.ft. (56.9 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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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.