

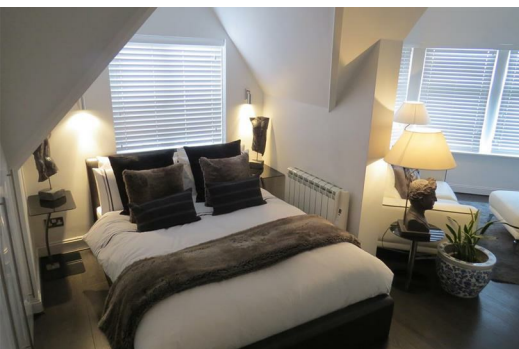


## Norwich Avenue West, Westbourne, Bournemouth, Dorset

### £695 PCM

WESTBOURNE/ BOURNEMOUTH. £695.00 PCM. Thacker & Revitt are pleased to market this boutique style top third floor (no lift) open plan studio apartment located in Queens Road, Bournemouth. Offered part furnished with integrated appliances being washing machine, fridge, electric hob and oven.

Entrance hall, modern bathroom with white suite, white gloss kitchen, open plan lounge bedroom area with double bed with under storage, built in wardrobes with shelving and rails, white leather sofa and matching footstool and Ikea large drawers unit. Laminate flooring, double glazing and modern electric heating. Ideal for a professional single person or couple. Great location for Town and Westbourne. STREET PARKING OR PURCHASE A PERMIT THROUGH COUNCIL FOR LOCAL CAR PARK. NO PETS. BILLS NOT INCLUDED. AVAILABLE FOR A MIN 12 MONTH LET.



# Thacker & Revitt

INDEPENDENT SALES & LETTING AGENTS

## Entrance

Communal entrance with stairs leading to the top floor and front door to the Apartment. Wooden front door with lock.

## Hallway

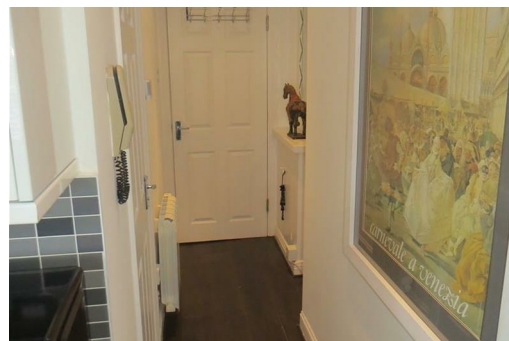
L-shaped hallway with smooth set ceiling and ceiling light point. Laminated flooring. Door to area with Meter box cupboard, Door leading to bathroom and Door to the living area.

## Open Plan Living Area

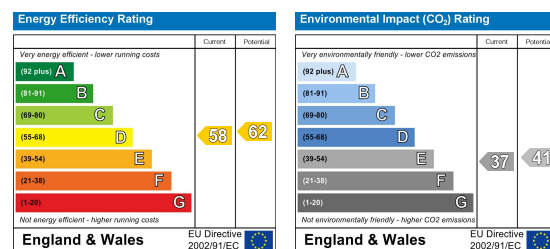
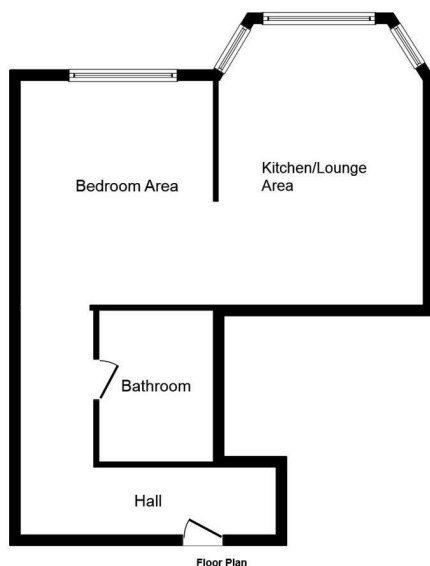
The kitchen area has a range of wall and base, gloss white fronted units with metal pencil style handles. Integrated washing machine and integrated fridge with freezer compartment. Stainless steel fan assisted electric oven with glass ceramic top hob and stainless steel and glass extractor fan. Black with grey speckled sink with drainer and mixer tap over. The main living area has white ceiling with white walls and laminated, dark brown flooring. The room is an irregular shape and overlooking the front of the building with turret style roof. There is a bed recess area and built in white gloss fronted triple wardrobe unit with drawers and hanging space. The room has a double glazed bay window with slatted blinds to the front aspect and a second double glazed window with slatted blinds.

## Bathroom

White panelled door. Smooth set ceiling with ceiling light point. Tiled floor to ceiling in marble, grey and white patterned tiles, contrasting floor tiles. White bathroom suite consisting of bath with pump to the shower and mixer tap and glass shower screen over, low level w.c. and sink. Wall mounted stainless steel mirrored cabinet and wall mounted mirror with light attachment insert.







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD