



Specialist Letting Agency Bournemouth are offering this 2 bedroom ground floor flat to rent

Specialist Letting Agency are pleased to offer this well presented spacious ground floor flat in the highly sought after area of Canford Cliffs. Ideally located within walking distance to the shops and restaurants of Canford Cliffs and the local beaches.

The property itself forms part of a block four flats, two ground floor and two first floor. Set within large impressive grounds with communal gardens for residents use and one allocated parking space per flat. Entry to the grounds is via an electric remote controlled gate. Each flat has their own entrance and this particular flat is located on the ground floor with a front entrance and two further entrances to the rear that lead directly onto a private patio terrace for sole use of this flat. Access can then be gained directly from the patio area into the communal gardens. There is a divider separating the patio from next door to give additional privacy.

Internally the property is well laid out and is very spacious. Access via the front UPVC double glazed door leads into a large entrance hall, currently used by the current occupier as a study area. From here access can be gained to the kitchen, bathroom, two bedrooms and the main living area.

The kitchen has been refitted with modern style base and wall units with granite worktops and granite splashbacks to finish. There is a stainless steel inset kitchen sink with mono-bloc tap and an additional instant hot water tap (Free for tenants use providing the filters are changed and the landlord waives all responsibility should it fail). The property is rented as unfurnished but the kitchen does include the use of an integral fridge-freezer, washer-drier, dishwasher, electric eye-line oven and gas

hob.

Adjacent to the kitchen is the modern refitted bathroom, fully tiled with a modern style suite and a mixture of built in units. The suite comprises of a close coupled WC, vanity style basin and bath with electric shower over. An added feature in the bathroom is a very large double width airing cupboard.

To the front of the property is the master bedroom, very large with large array of built in units and wardrobes. There are two bed side tables and an ottoman but these can be removed if required to allow any sized bed to fit.

The second bedroom is located to the rear of the property and is also a good sized double. This has the added bonus of a separate closet area. Furthermore it has a single UPVC double glazed door that leads directly on to the rear private patio area.

The main living area is like the rest of the flat, very large and spacious. It has an added dimension of being being split level with the upper level ideally suited for a dining room table and chairs. The lower level is a great space large enough to house most three piece suites and other home furnishings. The additional highlight of this room is the floor to ceiling french doors that provide ample light and lead directly onto the private terrace area.

Internally the property has been decorated in neutral colours throughout with good quality carpets and flooring to match. The property is fully double glazed and is gas centrally heated.

Call Specialist Letting Agency now on to arrange a viewing and appreciate what is on offer.

Property URL



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