

Subject: Boscombe

Just a list of things you may need to know:

Address for sat nav

Flat 24 Burlington Mansions (Central)
9 Owls Road
Boscombe
BH5 1AP

The flat is on the 2nd floor and there is a lift, there is also access to the building from the carpark via a ramp

Car Parking

It is space **no 13** at the front of the building

Code is 2469 for front door keypad and the side entrance with ramp for pushchairs etc.

This entrance is located on the right hand side of the front block of the building (looking from the street)

**There is a keysafe outside the door of the flat, which contains the flat key. The code for the keysafe is 3689
PLEASE REPLACE THE KEY IN THE SAFE WHEN YOU LEAVE**

Gym

There is a gym in the building which is available for use although it is an unsupervised facility. There are a number of rowing cycling and weights machines. The gym can be found along a small corridor to the right of the left hand ground floor hallway. You will see some unmarked white painted double doors down a few steps just to the left. Go through these and the gym is in front of you. Use the code **1402** on the keypad. The gym has 2 rooms the main one is down a set of stairs in the top room. The light switches are at the end of the wall directly in front of the stairs. There is also a pool table in the gym for the use of all residents and guests

Front door to flat

The door has to be locked with the key. You do need to check that the door is actually locked when you leave

Water / heating

There is a combi boiler in the 2nd bedroom in the cupboard.

The programmer and thermostat is in the living room, it is now set to a 10 degrees eco setting but will give you constant hot water and the heating will kick in if the temperature drops below 10 degrees. The temp in the living room often gets to 24 degrees without heating as it is south facing, but if you do need extra heating in the evening, turn the programmer to the auto setting and turn up the dial to the required heat setting. The instructions for the programmer are in the kitchen drawer under the hob if you need them. Please reset the programmer to the settings you found when you arrived.

French doors/ Windows

The locks are odd and work backwards; you will see what I mean. All windows have window locks and keys

Wi-Fi / TV

Wifi can be turned at the switch in the living room to the left hand side of the TV

The Wifi code is written on the router by the TV

We have Freeview, Netflix and a Dvd player

The controllers are in the drawer of the side table in the living room

Kitchen

It is equipped with microwave, electric oven, 5-burner gas hob, cutlery, crockery, glassware and some serving dishes. There are plastic glasses and bowls for children if you need them (but please don't put these in the dishwasher). We have just put in a new oven, dishwasher and washer dryer. The instructions are in the drawer under the hob. The Fridge/ Freezer is switched on, we leave it on all the time

Beds and Bedding

It would be great if you could take your own sheets as we don't have a laundry service but if you can't, just strip the beds when you leave and put the used sheets in the laundry bags behind the bedroom doors

If the beds are made up then the linen will be clean anyway and there are spare sets in the wardrobe drawers in the master bedroom and also another duvet. There is spare bedding and pillows in the drawers under the bed in the 2nd

bedroom and more clean bed linen in the dresser. There is a Readybed and pump in the right hand wardrobe in the main bedroom which maybe suitable for a younger kid and a travel cot in the top of the left hand wardrobe

Bathrooms

There is an ensuite shower and a main bathroom

By the way the shower in the bedroom loses pressure if you run the bath at the same time

We have been asked to remind everyone not to put ANY toilet / baby or face wipes in the loos. The packaging may say they are flushable but they cause a lot of problems with the drains etc in the building.

Towels

Please take towels with you, but there are some there if you forget them

Beach and camping chairs

There is an assortment of camping chairs, picnic mats and a cool box in the overhead cupboards and in the right hand wardrobe in the main bedroom if you decide to go to the beach, along with assorted bucket, spades, crabbing lines, umbrella and a windbreak. There are beach towels in the chest of drawers in the main bedroom

You will find a highchair in the main bedroom wardrobe along with a changing mat etc.

We have bought a 4 wheeled trolley which will be great for taking things to the beach please feel free to use if it suits

Outside furniture

The outside furniture is covered up on the balcony. Please unwrap and use if you need it.

Food

There are some basics in the flat including tea and coffee etc. There is bread in the freezer

Please feel free. There is a Sainsbury, Aldi and Lidl supermarket a few minutes away. Please take any perishable food with you when you leave (milk, yoghurt etc)

Rubbish

There is a rubbish store in a wooden shed construction by the entrance to the block.

Restaurants

There are several in Boscombe within 5 minutes:

Harvester family pub on the front near the pier

Smith and James on Sea Road on the way to the beach

Urban Reef which is on the beach with an outside terrace upstairs and downstairs, they also have a pizza place (**Urban Guild**) next door and they will deliver to you whether you are on the beach or at the flat

Chaplin's – a pub/ bar restaurant in the town

Bournemouth proper is a 25 minute walk away along the front and a cab back costs about £10/ £12

There is a land train too during the day

Leaving

Please turn programmer in the living room back to the setting you found it in and DO NOT turn the boiler off

If you could run the vacuum cleaner over the carpets before you leave and empty it, that would be great

Please turn off all the wall switches in the kitchen except the fridge freezer and oven

Please check that all the taps are turned off properly (they can drip a bit)

Lock windows

Draw curtains and blinds to keep the sun out

Switch off router/ tv etc

Check front door is locked

Take rubbish to store