

Flat 1, Iona, 71 Sea Road, Boscombe, Bournemouth BH5 1BG



INVENTORY & OPERATIONS MANUAL

STUDIO AREA

- 1 X Leather three seater sofa (Red)
- 1 x 6ft x 4ft Rug (Red)
- 1 x large Wall Mirror
- 1 x LED Flat Screen T.V with Freeview & CD
- 1 x TV extension Lead
- 1 x TV Aerial Connection Cable
- 1 x set of curtains, deckchair style material
- 1 x Convector Low energy electric heater
- 1 x Painting by Suzette
- 1 x Wall bed with Mattress
- 1 x Quilt
- 4 x Pillows
- 1 x Built-in wardrobe with 12 x coat hangers
- 1 x Safe (housed in wardrobe)
- 2 x Gas sprung stools
- 1 x Safe & Key
- 1 x Glass occasional Table
- 1 x Chrome wall clock
- 1 x Entry Phone
- Electric meter fuse box cupboard with Fire Extinguisher
- 1 x Morphy Richards turbo steam iron

KITCHEN AREA

- Electrolux electric oven, hob and extractor
- 1 x Stainless Steel inset sink with mixer tap
- 1 x Built in Electrolux Fridge/Freezer
- 1 x Built in Electrolux Washer/Dryer
- 1 x Goodman's Microwave
- 1 x White Kettle
- 1 x Hanging rail with range of six utensils
- 1 x Basin
- 1 x Bottle Opener
- 1 x Glass Chopping Board
- 4 x Glass Tumblers
- 4 x Wine Glasses
- 1 x Tin Opener
- 1 x Scissors
- 2 x Glass mixing bowl
- 1 x Ceramic Mixing bowl
- 1 x Pyrex Measuring Jug
- Salt and Pepper Condiments
- Crockery Set (In White)
- 4 x Plates
- 4 x Side Bowls
- 4 x Bowls
- 4 x Mugs
- 1 x Handle for oven toasting tray
- 1 x Bodum Cafeteria
- 1 x Under sink Bin
- 10 x Saucepans with lids
- 1 x Frying pan
- 1 x milk pan
- Cutlery Set Including;
 - 6 x teaspoons
 - 6 x Large forks
 - 6 x Small forks
 - 6 x Soup spoons
 - 6 x Dessert Spoons
 - 6 x Large Knives
 - 6 x Small Knives
 - 3 x Serving Spoons
 - 1 x Sharp Knife
 - 1 x Knife Block with four knives
 - 1 x Ice Maker
- 1 x Compact Mile Vacuum Cleaner
- 1 x Ironing Board

BATHROOM

- 1 x Chrome Bin
- 1 x toilet brush
- 1 x Washing Line

- 1 x Door Hook
- 1 x Mirror

OPERATING INSTRUCTIONS

COMMUNAL FRONT DOOR

- Entry Phone - Lift telephone Handle – Press Blue Button
- To open communal front door.

Electric HEATER

- Turn on Switch at wall
- Turn switch on Right Hand side – to give instant heat.
- Alternatively leave the red styling control to the clock symbol and adjust the dial to the correct 24 hour time with the needle being the correct time pointer and operate the heating the heat within those periods set on the raised section of the timer.

FIRE EXTINGUISHER

- (Located in the cupboard next to the bar stools)
- Pull out the release key, aim and fire
- The £1.00 pay meter and fuse box is also located within this cupboard. Main fuse to turn off all power.

STOP COCK

- Underneath the sink is the main stop clock - For turning off all the water for the flat.

FRIDGE

- The fridge is permanently ON and no adjustment should be necessary. However if it is off for any reason there is a switch on the kitchen area wall (marked Fridge)

WASHING MACHINE

- Starting from the left – push the button which gives the temperature setting.
- Set the required Temperature
- Push the Button Back In
- Add power etc to the drawer (or ball and place in drum)

HOB

- Decide which ring you wish to use
- Turn the dial as indicated
- When finished turn the dial back to zero.
- The temperature of the ring will remain hot and will be indicated by the red glow on the front panel indicating that this place is still hot although not in operation.

OVEN

- Left hand knob is for the light
- Second setting for the fan assisted Oven
- Third setting for defrost

- 📺 Fourth setting for the grill.
- 📺 Centre section has a digital time clock. Press the center time clock button and adjust with the plus or minus symbol.
- 📺 The right hand clock adjusts the temperature.

(Full details on operating this oven can be found in the plastic wallet found in the fuse box/fire extinguisher cupboard)

EXTRACTOR FAN

- 📺 The extractor fan can be operated by pressing the light, first button and operating No. 1, 2 or 3 button depending on the speed of the fan. Zero turns off.

PULL DOWN BED

- 📺 Pull the top two handles towards you using both hands.
- 📺 Lower the bed gently down to the floor
- 📺 To put the bed back up – place hand on the metal rail at the base of the bed, inside of the wood facia. Lift gently and then the bed should go up easily – bed will close automatically.

SAFE

- 📺 Safe can be found in the wardrobe and is key operated. (please find a secure hiding place for this key as it will cost £25 to replace if lost)

TV / DVD PLAYER

- 📺 Please See Operating Instruction Book in the flat.

N.B:

- 1) All instructions for electrical items can be found in the bedside cupboard
- 2) In the event of any problems please contact me on **07967 027025**
- 3) Any breakages or damages – Please be kind enough to let me know so I can get this repaired/replaced for the next person (s) Holiday.
- 4) Breakages will be dealt with via myself and at my discretion.

WINDOWS

Please note that the windows are fitted with a mirror film, which allows you in daylight hours to see out and no one else to see in. HOWEVER, at night time it works the opposite way round, therefore, if you are stood in front of the window with no clothes on and the blinds open people will be able to see you in all your glory!!

The £1.00 PAY METER & Fuse Box, Fire Extinguisher and Vacuum cleaner can be found in the under the kitchen worktop in the cupboard on the Stool side.