

15 Pennywell Gardens, New Milton, BH25 5YB



£695 Per calendar month



9 Old Milton Road
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A One Bedroom House situated on the edge of Picks Moor and offering numerous features including lounge, kitchen and allocated parking. Sorry no DSS, smokers or pets. Available 15 August 2021.

ENTRANCE PORCH 1023m x 1.22m

Accessed via UPVC double glazed front door, ceiling light point, cupboard for storage with slatted shelving, obscure glazed door providing access to:

LOUNGE 4.07m x 2.7m 13'4" x 8'10"

A twin aspect room with UPVC double glazed windows providing views onto communal grounds and onto a copse. Three wall light points, TV aerial point, wall mounted Dimplex night storage heater. Spiral staircase providing access to first floor landing. Foldaway table and chairs included, cane shelf unit, curtains. Dyson vacuum cleaner.

KITCHEN 2.34m x 2.08m 7'8" x 6'10"

UPVC double glazed window, ceiling light point, New fitted kitchen comprising a single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a roll top work surface extending along two walls, range of base drawers and cupboards beneath. All white goods included ie: Washing machine, electric cooker and full height fridge/freezer, wall mounted electric heater, part tiled wall surrounds, eye level storage cupboards.

FIRST FLOOR LANDING 2.30m x 0.69m 7'7" x 2'3"

Ceiling light point, airing cupboard housing pre-lagged

hot water cylinder with fitted immersion heater and slatted shelving.

BEDROOM 4.06m x 2.62m 13'4" x 8'7"

UPVC double glazed windows providing views onto communal grounds and copse beyond. Two wall light points, wall mounted electric heater, double wardrobe unit with hanging rail and shelf, hatch to loft area. Curtains.



BATHROOM 2.21m x 1.72m 7'3" x 5'8"

Double glazed Velux window, fully tiled wall surrounds, panelled bath with mixer tap and monobloc mixer tap, low level WC, pedestal wash hand basin, wall mounted mirror, light and shaver point and wall mounted electric heater. Towel rail.



OUTSIDE

Allocated parking and additional visitor parking. The

property benefits from a delightful open aspect towards natural grazing land. Four Patio garden chairs.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road continue over at the traffic lights into Ashley Road and proceed until reaching Ashley. At the traffic lights turn left into Ashley Common Road taking the third turning right into Poplar Road bearing left into Ashlet Gardens which leads into Pennywell Gardens.

VISIT OUR WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

ADMIN FEES

£200. Plus VAT = £240 for up to two people. £50 plus VAT = £60 for any further applicants and guarantors. Any fees

lodged with Ross Nicholas & Company are non-refundable. Admin fees are only refunded if the Landlord withdraws the property from the market.

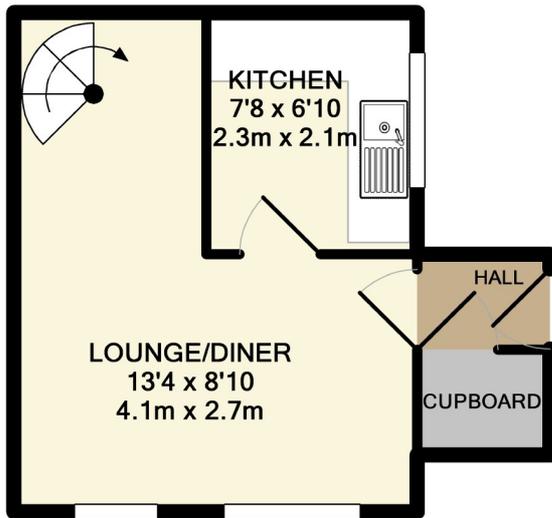
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com

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.

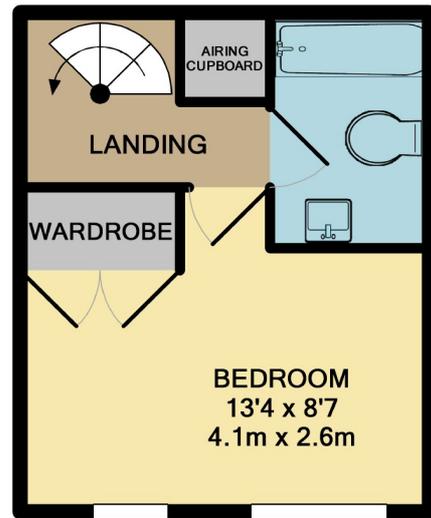
COMPLAINTS PROCEDURE

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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