

3a Old Milton Green Parade, New Milton, BH25 6QA



£800 Per calendar month



9 Old Milton Road
New Milton
Hampshire
BH25 6DQ

www.rossnicholas.co.uk

Tel: 01425 625500
Fax: 01425 625501
sales@rossnicholas

A first floor unfurnished 3 bedroom flat situated above a shop with a roof garden situated in a convenient location for shops, schooling and travel facilities. Carport Sorry no benefits, pets or smokers. Available Now.

UNDERCOVER ENTRANCE

Outside light providing access to UPVC double glazed door.

ENTRANCE HALL 3.52m x 1.80m 11'7" x 5'11"

Smooth finished ceiling, ceiling light point, radiator, staircase to first floor landing, understairs recess, part glazed door provides access to:

SITTING/DINING ROOM 7.56m x 3.49m 24'10" x 11'5"

Smooth finished ceiling, two ceiling light points, dual aspect room with UPVC double glazed windows facing front and rear aspects. Glazed serving hatch through to kitchen, two double panelled radiators, power points, TV aerial point, telephone point.

KITCHEN 3.32m x 2.39m 10'11" x 7'10"

Smooth finished ceiling, ceiling strip light, UPVC double glazed window overlooking front aspect, extensive range of eye level and floor mounted kitchen units with wood grain roll top effect work surfaces with stainless steel sink with single drainer and swan necked mixer tap. Floor standing cooker, space for washing machine and dishwasher, wall mounted combination gas fired central heating boiler, recess for fridge, door provides access to pantry cupboard.

FIRST FLOOR LANDING 2.85m x 1.80m 9'4" x 5'11"

Smooth finished ceiling, ceiling light point, smoke detector, door provides access to airing cupboard, door leads to:

BEDROOM ONE 3.46m x 3.19m 11'4" x 10'6"

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect. Double panelled radiator with independent thermostat, power points, door provides access to built-in wardrobe with hanging rail and shelf above.

BEDROOM TWO 3.69m x 2.87m 12'1" x 9'5"

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect. Ceiling light point, double panelled radiator with independent thermostat, built-in double opening wardrobe with hanging rail with shelf. Ceiling light point, UPVC double glazed window facing rear aspect, double panelled radiator, built-in storage wardrobe, power points.

BEDROOM THREE

Aspect to the front elevation through UPVC Double Glazed window.



BATHROOM 1.82m x 2.16m 6'0" x 7'1"

Ceiling light, UPVC double glazed window facing rear aspect, white suite comprising panelled enclosed bath with

mixer taps, low level WC pedestal wash hand basin with wall mounted mirror and shaver socket above. Heated chrome effect ladder style towel rail and chrome effect finish. Tiling to half height and three quarters height above bath where the electric Triton shower unit is. Vinyl flooring.

OUTSIDE & CARPORT

The property benefits from a roof garden which is enclosed by fencing. CARPORT is located at the rear of the property.

VIEWING

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 proceed down to the junction with Christchurch/Lymington Road and cross over into Old Milton Green Parade where the property will be found.

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.

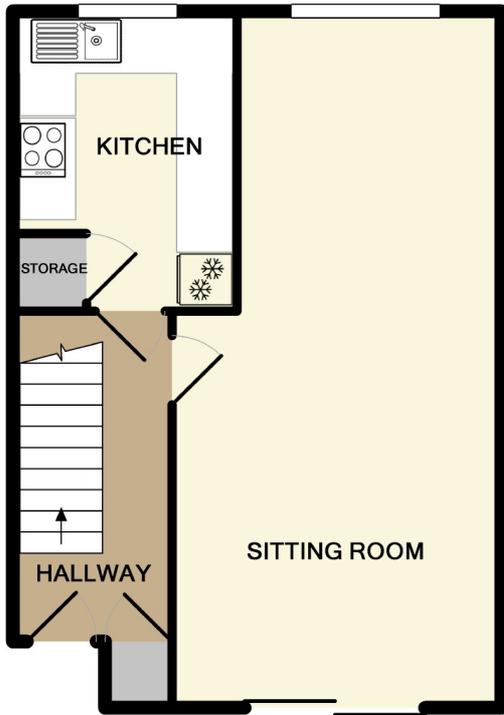
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com

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.

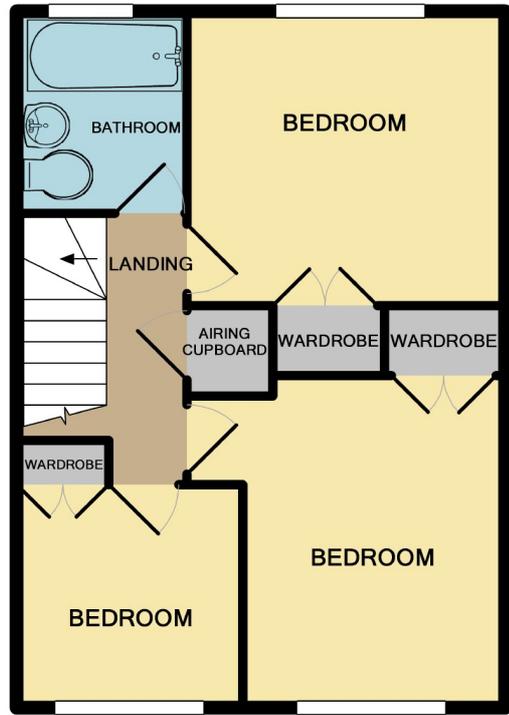
Complaints Procedure

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
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)

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

Made with Metropix ©2017

