

# First Floor Flat, 46 Albert Road, New Milton, BH25 6SP



£775 Per calendar month



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

Tel: 01425 625500  
Fax: 01425 625501  
[sales@rossnicholas](mailto:sales@rossnicholas)

Available in Mid January 2019 - The rent is to include Council Tax, Water, Gas and Electric bills and access to wifi. A first floor two bedroom unfurnished flat to let situated within easy reach of New Milton Town Centre, shops and travel facilities. Sorry no benefits, pets or smokers.

### **COMMUNAL FRONT DOOR ENTRANCE**

Provides access to Entrance Lobby with door to downstairs flat and staircase leads to:

### **FIRST FLOOR FLAT**

Ceiling downlight, smoke detector, opaque double glazed window and door provides access to:

### **ENTRANCE HALL 2.45m x 1.09m 8'0" x 3'7"**

Coved and textured ceiling, ceiling light point, smoke detector, opening provides access to:

### **OPEN PLAN KITCHEN/DINING AREA 5.92m x 3.35m 19'5" x 11'0"**

Coved and textured ceiling, two ceiling light points to Sitting/Dining Room area, UPVC double glazed window overlooking rear aspect, double panelled radiator, part carpeted and part laminate flooring, power points, TV aerial point, step up provides access to kitchenette area fitted with a range of eye level and floor mounted units with floor standing cooker with oven and separate grill with four ring ceramic hob, LEC under counter fridge and freezer (please note if white goods break down the Landlord will not replace or be responsible for repairing) stainless steel single drainer with swan necked mixer tap, tiled splash backs, power points, wine rack, two ceiling downlights illuminate the kitchen area.



### **BEDROOM ONE 2.49m x 3.35m 8'2" x 11'0"**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with double panelled radiator, power points, built-in double opening sliding wardrobe, two wall lights.



### **BEDROOM TWO 3.66m x 2.00m 12'0" x 6'7"**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect, double panelled radiator, power points, double opening doors provide access to shelved storage cupboard with hanging rail and space and plumbing for washing machine within.



### **BATHROOM 2.10m x 1.98m 6'11" x 6'6"**

Ceiling light, UPVC double glazed window facing front aspect. White suite comprising panelled enclosed bath with hot and cold mixer taps with separate power shower above with pull across shower curtain. Low level WC, push button flush, pedestal wash hand basin with monobloc mixer tap with vanity unit beneath with wall mounted mirror fronted medicine cabinet above. Door provides access to airing cupboard with slatted shelving within.



### **OUTSIDE**

One off road parking bay.

### **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 take the second turning right into Gore Road and take the third turning right into Albert Road.

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://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 lodge with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)

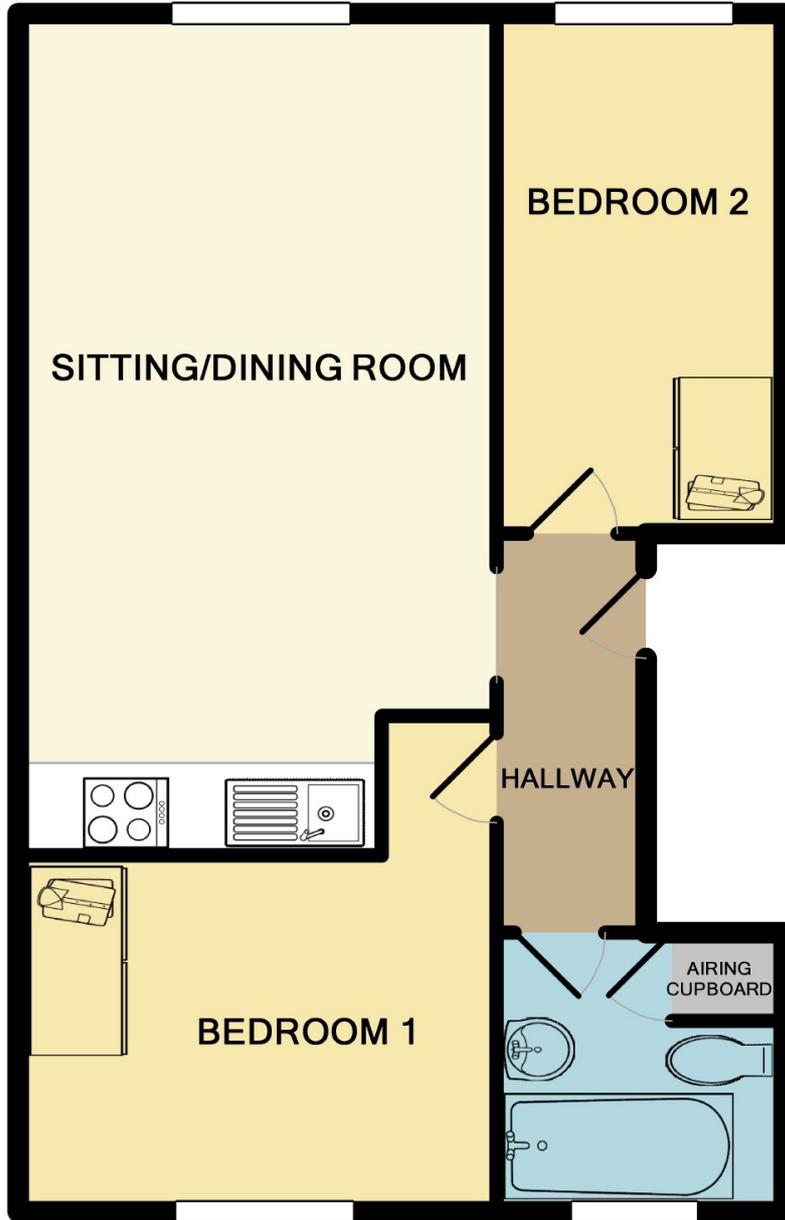
The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

### **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](http://www.tpos.co.uk)





TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.1 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 ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	82
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		68	78
England & Wales	EU Directive 2002/91/EC		

