



Ft 21 Elm Court Old Milton Road, New Milton, Hampshire. BH25 6DY

£895 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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BH25 6DY**

£895 Monthly

Located in Elm Court -Top floor two bedroom flat which has UPVC double glazing and a modern fitted bathroom. Allocated parking bay. Close to town. Available from the end of October 2023.

DOOR PROVIDES ACCESS TO:

ENTRANCE HALL

Two ceiling light points, access to loft, wall mounted heater, power points, smoke detector, entry phone, broom cupboard providing access to fuse box, double glazed window.

SITTING ROOM (14' 8" X 13' 0") OR (4.47M X 3.96M)

A dual aspect with views overlooking the recreation ground, wall mounted heater, telephone point, power points, TV aerial point, two wall light points.

KITCHEN (9' 7" X 7' 9") OR (2.92M X 2.36M)

Ceiling extractor, double glazed window, one and a half bowl sink unit with single drainer with work tops, base storage units and eye level storage units, serving hatch through to Sitting Room, space for upright fridge/freezer, space and plumbing for automatic washing machine, fitted electric oven with hob with fume hood, tiled splash backs.

BEDROOM 1 (13' 3" X 11' 7") OR (4.04M X 3.53M)

Dual aspect, power points, wall mounted heater, built-in wardrobe, telephone point, power point.

BEDROOM 2 (12' 4" X 8' 1") OR (3.76M X 2.46M)

With double glazed window, mounted heater, wall light point, power point.

BATHROOM

Opaque double glazed window, ceiling extractor, panelled enclosed bath with twin hand grips with shower attachment and shower curtain. Low level WC pedestal wash hand basin, wall mounted convector heater, tiling to half height, shaver socket with strip light.

OUTSIDE

To the rear of the building is visitor parking and an allocated parking bay for flat 21.

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 head towards the roundabout and Elm Court will be found shortly on the left almost opposite the recreation ground.

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.

DPS

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

DEPOSIT PROTECTION SERVICE

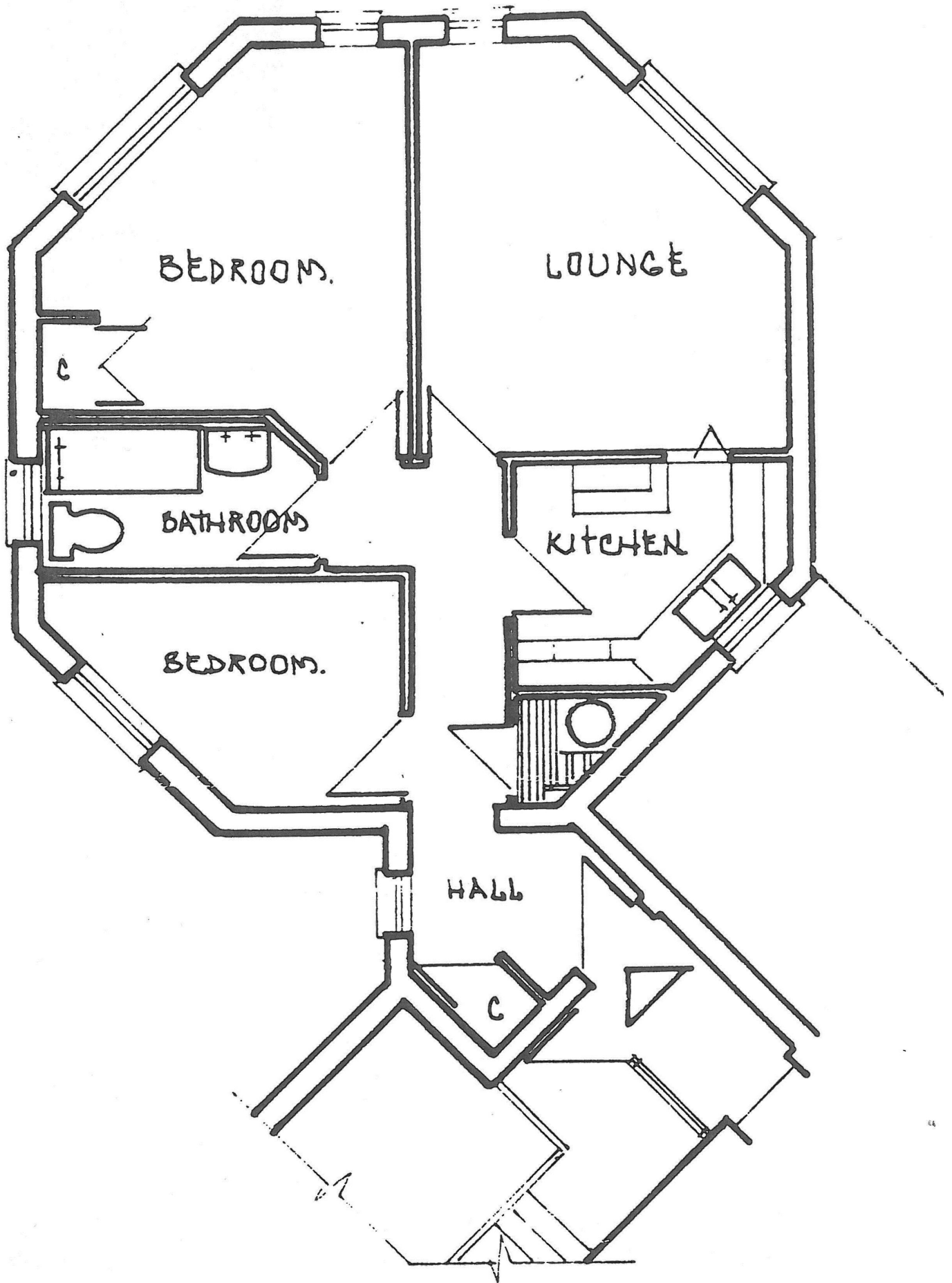
The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

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

EPC RATING

The EPC rating for this property is D65



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