



**Flat 8 Whitefield Lodge, Whitefield Road, New Milton, BH25 6DF.**

**£995 Monthly**



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





## **Flat 8 Whitefield Lodge, Whitefield Road, New Milton, Hampshire, BH25 6DF.**

**£995 Monthly**

A very well presented two bedroom second floor flat situated in a purpose built block which is a stones throw from New Milton Town Centre. The flat benefits from a garage and will be available late June 2024.



## ENTRY PHONE SYSTEM:

Provides access to entrance door, staircase to first floor landing with door on first floor landing providing access to own private staircase, door with Yale and Chubb locks, letter box providing access to:

## ENTRANCE LOBBY

Double glazed window facing front aspect, coats hook, stairs provide access to first floor landing/hallway.

## ENTRANCE HALL

Coved and textured ceiling, ceiling light point, access to loft via roof hatch, loft benefits from being insulated, access to water tanks providing excellent storage area. Door leads to fuse box, wall mounted entry phone, central heating thermostat and part glazed door provides access to:

## SITTING ROOM (18' 3" X 12' 7") OR (5.56M X 3.84M)

Spacious room with textured ceiling, sloping ceilings to two sides with dormer window overlooking the front of the building benefiting from a Westerly aspect. Double panel radiator beneath, power points, TV aerial point, door provides access to:

## AIRING CUPBOARD

Factory lagged hot water cylinder with fitted immersion heater with slatted shelving above, also space for general storage. Part glazed door from sitting room provides access to:

## KITCHEN/BREAKFAST ROOM (14' 5" X 9' 2") OR (4.40M X 2.79M)

Coved and textured ceiling, ceiling strip light, UPVC double glazed window overlooking the rear aspect of the building (east) towards New Milton railway station and also the famous water tower. Comprehensive range of eye level and floor mounted kitchen units. Stainless steel sink set in a range of roll top work surfaces with four ring gas hob, filter hood above and single fan assisted oven and grill beneath. Tiled splash backs, numerous power points, space for upright fridge/freezer, space and plumbing for automatic washing machine, space for breakfast table, floor standing Electric central heating boiler with radiator to one side, programmer.

## BEDROOM 1 (12' 9" X 10' 4") OR (3.89M X 3.15M)

Coved and textured ceiling, ceiling light point, ceiling slopes to one side with UPVC double glazed dormer window facing front aspect, radiator beneath, power points, eaves storage cupboard.

## BATHROOM (10' 9" X 8' 2") OR (3.28M X 2.49M)

Textured ceiling, coving to ceiling, ceiling light point, UPVC dormer window facing rear aspect, light coloured bathroom suite comprising panel enclosed bath with twin hand grips with hot and cold mixer taps with separate Aqualisa shower mixer above with pull across shower curtain. Low level WC, wash hand basin with mirror, strip light and shaver socket above, radiator, tiling to full height.

## BEDROOM 2 (10' 4" X 9' 2") OR (3.15M X 2.79M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect with radiator, power points, eaves storage cupboard,

## OUTSIDE

A tarmac drive to one side of the property sweeps and provides access to the rear providing access to visitor parking, dustbin area, rotary line area and the garage blocks. The building benefits from communal gardens, mainly laid to lawn with shrub borders, low level brick walling to front boundary, outside communal lighting, outside water tap.

## GARAGE

Each flat benefits from a garage benefiting from brick construction with up and over door under a pitched and tiled roof.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed in the direction of New Milton Station and turn left into Whitefield Road. Whitefield Road continues and bears round to the right and Whitefield Lodge will be found on the right.

## 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.

## 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.

## THE DEPOSIT PROTECTION SERVICE

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](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)



## COUNCIL TAX

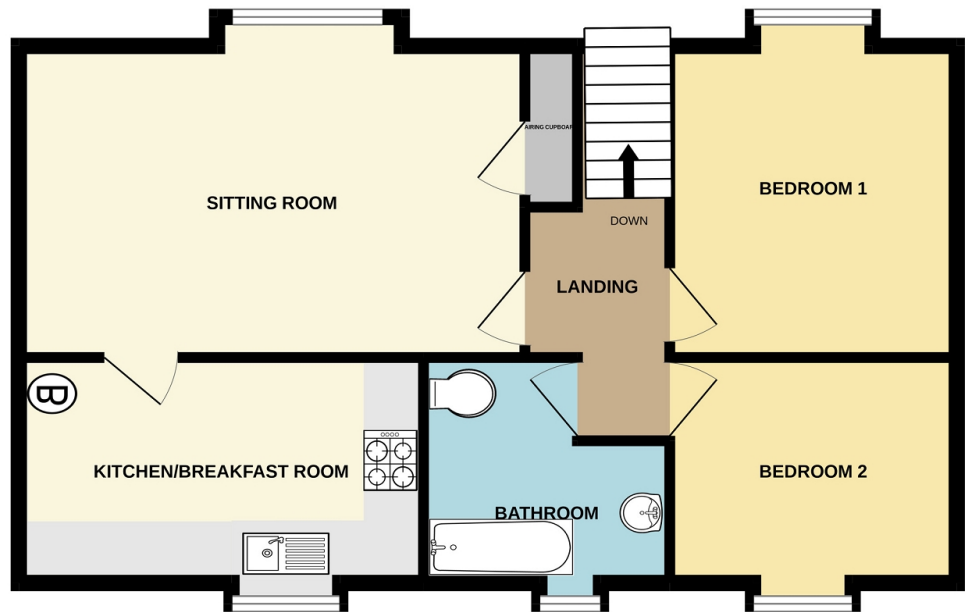
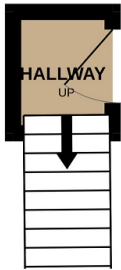
The council tax for this property is band C.

## EPC RATING

The EPC rating for this property is C79.

1ST FLOOR  
16 sq.ft. (1.5 sq.m.) approx.

2ND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022

**Ross Nicholas & Company Limited**  
**9 Old Milton Road, New Milton, Hampshire, BH25 6DQ.**  
**01425 625 500**  
**sales@rossnicholas.co.uk**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.