



**5 Parkland Place, Old Milton Road, New Milton, Hampshire, BH25 6DJ.**

**£1,150 Monthly**



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







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A well presented and modern two bedroom first floor flat to let situated within level walking distance of New Milton High Street and it's transport links. The flat benefits from two double bedrooms, one with an en-suite shower room, living room/diner, integrated kitchen, family bathroom, gated parking at the rear of the building and the flat can be accessed via stairs or the buildings lift. Available to let February 2024.



## COMMUNAL ENTRANCE

Benefits from entry phone system, outside light and door leads to communal corridors with staircase leading to first floor or accessed via Otis lift.. On reaching first floor landing door provides access to outside balcony leading to two flats one of which being flat No. 5. Multi-glazed door with letter box Chubb and Yale style lock provides access to:

## ENTRANCE HALL

Smooth plastered and ornately coved ceiling, two ceiling light points, mains voltage smoke detector. Wall mounted entry phone system, radiator, alarm system, door provides access to broom cupboard with access to electric meter and safety trip consumer unit, door provides access to airing cupboard with slatted shelving within with radiator.

## SITTING ROOM/DINING ROOM (16' 4" X 12' 5") OR (4.98M X 3.79M)

Ornately coved and smooth plastered ceiling, two ceiling light points, two sets of double glazed windows facing towards New Milton recreation ground. Numerous power points, telephone point, TV aerial point, radio connection point, two double panel radiators with independent thermostats.

## KITCHEN (8' 4" X 7' 1") OR (2.55M X 2.17M)

Compact in size with smooth plastered ceiling and coving. Ceiling downlight, double glazed window overlooking rear aspect of building, comprehensive range of eye level and floor mounted Lined Oak style kitchen units. Range of roll top work surfaces with fitted gas hob and extractor hood above with fan assisted oven and grill beneath. One and a half bowl sink unit with swan necked mixer taps above. Eye level cupboard provides access to Glow Worm boiler, cupboard provides access to washing machine. Integrated fridge and freezer. Nest of five storage drawers, under pelmet kitchen lighting. Tiled grey flooring, radiator, numerous power points.

## BEDROOM 1 (15' 6" X 11' 8") OR (4.72M X 3.56M)

Coved and smooth finished ceiling, a fantastic sized double bedroom with ceiling light point, two sets of double glazed windows overlooking New Milton recreation ground. Power points. Two way light switching TV aerial point, range of fitted wardrobes to one wall, two with mirror fronted doors with dual hanging and shelving within, door provides access to:

## EN-SUITE SHOWER ROOM (7' 1" X 4' 10") OR (2.15M X 1.47M)

Coved and smooth finished ceiling, three ceiling downlights. Ceiling extractor. Tiling to half height and full height in shower cubicle. Glazed shower door with matching side screen provides access to thermostatically controlled shower mixer. Low level WC, pedestal wash hand basin, wall mounted mirror with strip light above. Tiled flooring.

## BEDROOM 2 (18' 10" X 10' 1") OR (5.74M X 3.07M)

Coved and smooth finished ceiling. Again a fantastic sized double bedroom with feature arched bay window overlooking New Milton recreation ground. Double panel radiator with independent thermostat, power points, triple opening wardrobe.

## BATHROOM (5' 8" X 5' 8") OR (1.72M X 1.72M)

Modern white suite comprising panel enclosed bath with twin hand grips with shower attachment and mixer taps. Low level WC, pedestal wash hand basin, monobloc mixer taps, wall mounted mirror, strip light and shaver socket above. Halogen ceiling downlights, radiator, tiled flooring.

## OUTSIDE

In and out gates provide access into Old Milton Road with a second gated entry/exit located to the rear corner of the car park providing access into Crossmead Avenue. The car park area is laid to tarmac and benefits from each flat having an individual parking bay which is clearly numbered. Seven visitor bays. Also within the car park is an outside water tap, low voltage lighting, concealed dustbin cupboard located on the rear boundary of the building which hides large wheelie bins designed to cater for all the flats.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down Old Milton Road to the junction with Gore Road and Parkland Place will be found on the left.

## 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.

## DEPOSIT - 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](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.

## 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.

## WEBSITE

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**TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 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

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