



3 Magnolia House The Parade, Ashley, New Milton, Hampshire. BH25 5BS
£895 Monthly



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





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A unfurnished two bedroom spacious first floor flat available to rent from February 2024. The flat is located within easy reach of New Milton town centre.



OUTSIDE

On the South side of the building there is a tarmac parking area adjacent to the communal front door and entry phone system with double glazed door providing access to communal corridors. Staircase provides access to first floor accommodation. Doors provide access to three individual flats with the first floor providing access to:

HALLWAY (9' 1" X 8' 11") OR (2.78M X 2.72M)

Spacious in size with smooth finished ceiling, three ceiling light points, two mains voltage smoke detectors, power points, modern style double panel radiator, entry phone, digital central heating thermostat, stainless steel switches, light Oak veneered doors with chrome door furniture, door provides access to:

SITTING ROOM/DINING ROOM (18' 6" X 10' 4") OR (5.63M X 3.14M)

Smooth finished ceiling, two ceiling light points, UPVC double glazed window with views towards Ashley Common Road and north towards Tiptoe and Hordle. Double panel radiator with independent thermostat beneath, TV aerial point, numerous power points, telephone point.

KITCHEN (11' 10" X 8' 1") OR (3.60M X 2.47M)

Smooth finished ceiling, numerous ceiling downlights, UPVC double glazed picture window overlooking a southerly aspect. Modern arrangement of white fronted kitchen units with stainless steel handles with roll top work surfaces with integrated fridge and freezer, fitted four ring gas hob with fan assisted single oven and grill beneath. One and a half bowl stainless steel sink unit with monobloc mixer tap, integrated washing machine, wall mounted combination boiler, nest of four storage drawers, generous arrangement of storage cupboards, tiled splash backs, wall mounted extractor, Vinyl cushion flooring, space for breakfast table, double panel radiator, stainless steel switches and sockets.

BEDROOM 1 (15' 2" X 10' 6") OR (4.63M X 3.21M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect. A fantastic sized double bedroom with double panel radiator and independent thermostat, eye level cupboard provides access to safety trip consumer unit and electric meter.

BEDROOM 2 (10' 10" X 9' 11") OR (3.29M X 3.01M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect (north) with single panel radiator beneath with independent thermostat, TV aerial point.

BATHROOM (6' 2" X 5' 10") OR (1.89M X 1.78M)

Smooth finished ceiling with four low voltage ceiling downlights, modern white site comprising double ended panelled enclosed bath with central filler with separate shower attachment to one side with glazed shower screen, tiling to full height over bath area. Wall mounted extractor, tiling to remainder of bathroom to half height, pedestal wash hand basin with monobloc mixer tap, low level WC with push button flush, chrome effect towel rail, Vinyl cushion flooring.

OUTSIDE

Parking is access off Lower Ashley Road by a gravelled driveway and then provides access to a tarmac forecourt with direct access to the rear of the building.

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 cross over at the traffic lights into Ashley Road and proceed until reaching the traffic lights at Ashley. Turn right and then right again into the private driveway leading to Magnolia House.

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.

DEPOSIT - DPS

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.

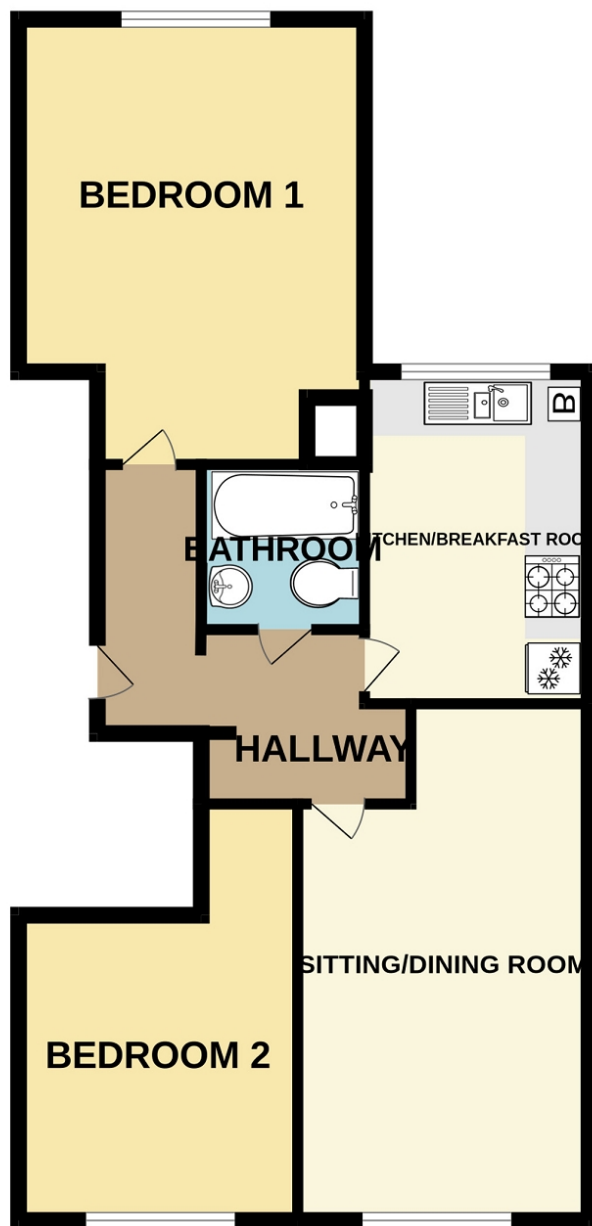
Complaints Procedure

Ross Nicholas & Company is a member of The Property Ombudsman (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 C69

FIRST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



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TOTAL FLOOR AREA : 674 sq.ft. (62.6 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.
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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.