



4 Park View Mews, Station Road, New Milton, Hampshire. BH25 6NA

£1,150 Monthly



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





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A modern, redecorated and re-carpeted unfurnished two double bedroom town house set over three floors with ground floor bike store to rent located in the heart of New Milton. Features of the property include: Views across adjoining parkland, UPVC double glazing, two parking places, gas fired central heating and close proximity to shops and travel links. Available from November 2023.



ENTRANCE LOBBY

Accessed via a personal door. Consumer unit, single panel radiator, coved ceiling, ceiling light point, stairs to first floor.

CLOAKROOM

Low level WC, pedestal wash hand basin with tiled splash back, single panelled radiator, coved ceiling, ceiling extractor fan, ceiling light point.

FIRST FLOOR LANDING

Coved ceiling, ceiling light point, thermostatic control for central heating.

SITTING ROOM (16' 1" X 11' 10") OR (4.90M X 3.60M)

Twin aspects over the rear elevation through UPVC double glazed windows providing views across adjacent parkland. Coved ceiling, ceiling light point, double panelled radiator, power points, TV aerial point, telephone point.

KITCHEN (11' 10" X 8' 10") OR (3.60M X 2.70M)

Aspect to the rear elevation through UPVC double glazed window overlooking the parkland. Coved ceiling, ceiling light point, single bowl, single drainer sink unit set into a work surface extending along two walls with a range of base drawers and cupboards beneath, recess for full height fridge/freezer, washing machine, integrated electric oven with four ring gas hob over, eye level storage cupboards, part tiled wall surrounds, wall mounted gas fired boiler with programmer and time clock, double panelled radiator, power points.

SECOND FLOOR LANDING

Aspect to the rear elevation through UPVC double glazed windows. Single panelled radiator, coved ceiling, ceiling light point, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater with slatted shelving over, hatch to loft area.

BEDROOM 1 (11' 10" X 8' 10") OR (3.60M X 2.70M)

Aspect over the rear of the property through UPVC double glazed window overlooking parkland. Coved ceiling, ceiling light point, single panelled radiator, power points.

BEDROOM 2 (11' 10" X 8' 2") OR (3.60M X 2.50M)

Aspect to the rear through UPVC double glazed window with views across the park, coved ceiling, ceiling light point, double panelled radiator, power point.

BATHROOM

Obscure UPVC double glazed window facing rear. Coved ceiling, ceiling light point, extractor fan, fully tiled wall surrounds, white suite comprising panelled bath with monobloc mixer tap and shower attachment. Low level WC, pedestal wash hand basin, heated towel rail. Wall mounted mirror, light and shaver point.

OUTSIDE

Two allocated parking spaces, outside gas and electric meter with additional lockable storage room with UPVC double glazed door.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed until reaching Park View Mews on the left where the property will be found tucked away behind Station Road.

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 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.

WEB SITE

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TENURE

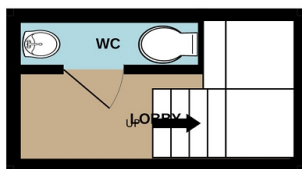
The resale tenure for this property is

EPC RATING

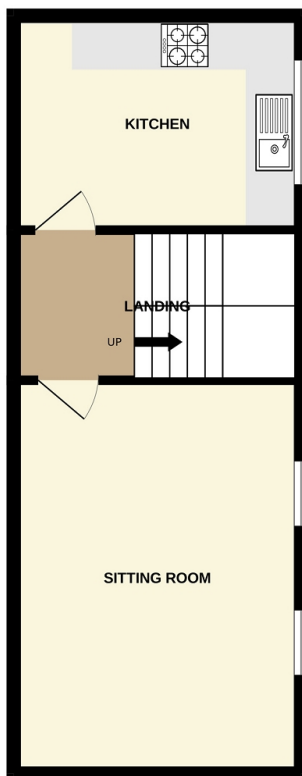
The EPC rating for this property is D66



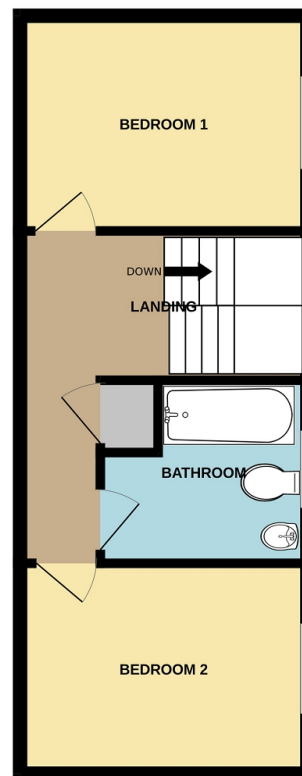
GROUND FLOOR
71 sq.ft. (6.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 799 sq.ft. (74.2 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.