



Flat 2 Burleigh Court, Southern Lane, Barton On Sea, BH25 7JA.

£1,050 Monthly



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





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A well presented unfurnished two bedroom first floor flat to let. The property is situated mid-way between Barton Cliff top and New Milton town centre. The flat will be available from the end of March 2024.



COMMUNAL ENTRANCE DOOR

Situated at the rear of the building provides access to well maintained communal corridors, staircase leads to first floor landing and provides access to main front door with spy hole, Yale lock, providing access to:

ENTRANCE HALL (11' 11" X 5' 1") OR (3.64M X 1.54M)

Smooth finished ceiling, ceiling light point, mains voltage smoke detector, wall mounted Honeywell central heating thermostat, power point, door provides access to hall storage cupboard also housing safety trip consumer unit, fitted shelf and door provides access to:

KITCHEN/BREAKFAST ROOM (13' 1" X 9' 7") OR (3.98M X 2.92M)

Smooth finished ceiling, ceiling light point, dual aspect room with UPVC double glazed window facing front and side aspects. Comprehensive range of eye level and floor mounted kitchen units with roll top laminated working surfaces, stainless steel sink with single drainer and swan necked mixer tap. Integrated under counter fridge and freezer, Indesit washer/dryer, four ring touch screen CDA ceramic hob with Moffat stainless steel fan assisted oven and grill beneath. Wall mounted Vaillant combination gas fired central heating boiler, tiled splash back, power points, tiled flooring, radiator with independent thermostat, space for breakfast table. Extractor fan above hob.

BEDROOM 1 (13' 1" X 10' 2") OR (3.98M X 3.11M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath with independent thermostat, power points, built-in storage wardrobe with sliding doors with mixture of shelving and hanging within.

BEDROOM 2 (13' 1" X 8' 0") OR (4.0M X 2.44M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, radiator with independent thermostat, power points, built-in double sliding wardrobe.

BATHROOM (6' 6" X 6' 2") OR (1.98M X 1.87M)

Smooth finished ceiling, ceiling light point, opaque UPVC double glazed window facing side aspect, wall mounted Manrose extractor. White suite comprising low level WC with push button flush, wash hand basin with hot and cold taps. 'P' shaped shower bath with mixer taps with adjoining shower attachment with oval shaped glazed shower screen to one side. Fully tiled flooring, radiator.

OUTSIDE

To the rear of the building is a parking bay.

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 head west on Old Milton Road towards Elm Ave. At the roundabout, take the 1st exit and stay on Old Milton Road, Turn right onto Old Milton Green/A337 then turn left onto Southern Lane and proceed down the road where the destination will be found on the left.

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

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.

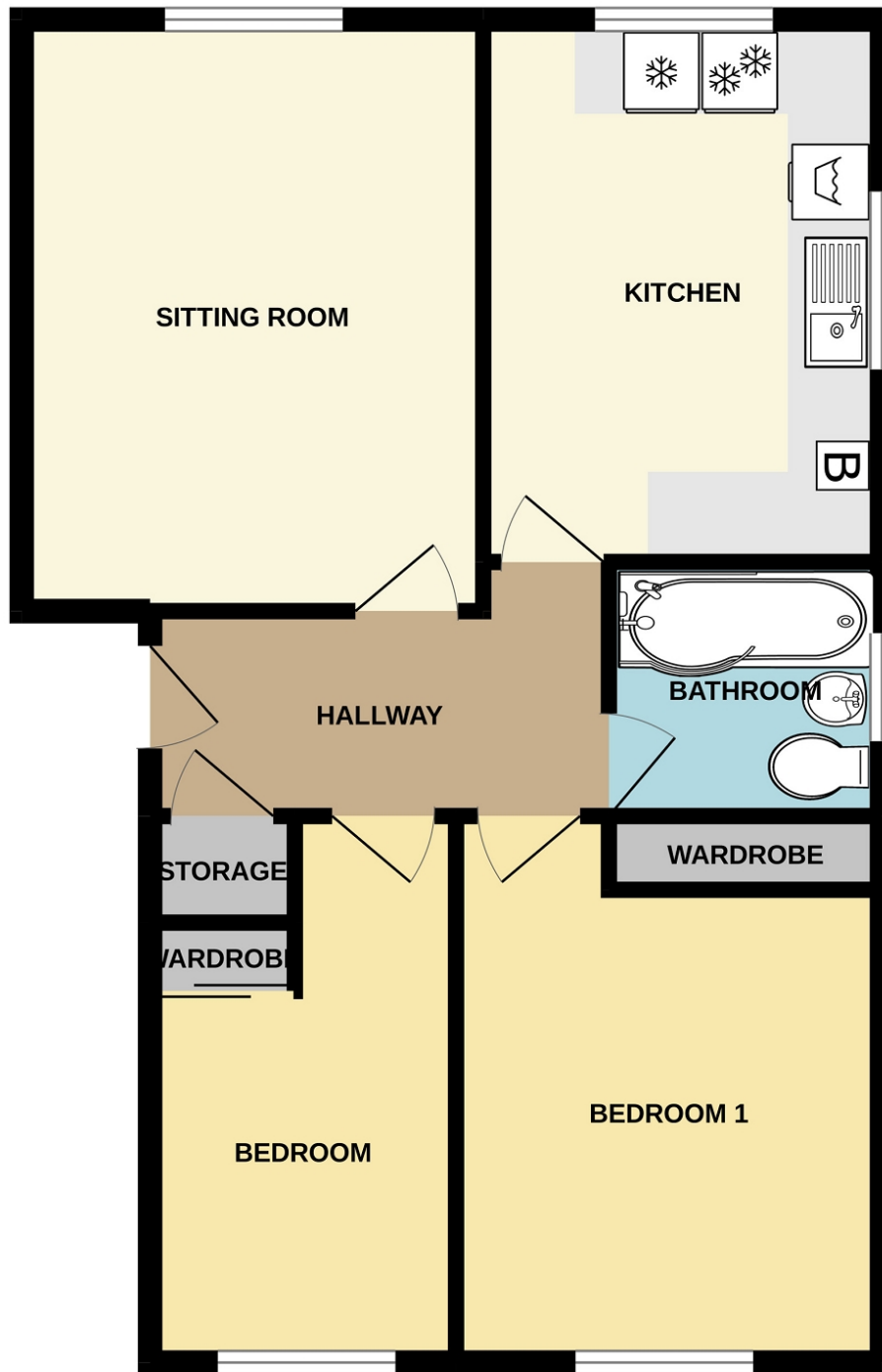
WEBSITE

Visit our new improved website at www.rossnicholas.co.uk

EPC RATING

The EPC rating for this property is C79.

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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