



2 Charlotte Court Old Milton Road, New Milton, Hampshire. BH25 6DT

£925 Monthly



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





**2 Charlotte Court Old Milton Road, New Milton, Hampshire.
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A spacious first floor well presented two bedroom apartment situated in the heart of New Milton town centre.



COMMUNAL ENTRANCE

Provides access to carpeted communal corridors with low voltage lighting, staircase leads to first floor landing, staircase continues but fire door with glazed fire screen and glazed insert provides access to flats 1 and 2 with Georgian style front door with Chubb lock, letter box and spy hole providing access to:

ENTRANCE HALL

Coved and textured ceiling, ceiling light point, smoke detector, radiator, attractive laminate flooring, video entry phone, telephone point, power point, door provides access to storage cupboard with slatted shelving, access to safety trip consumer unit and provides fantastic general storage. Additional door provides access to airing cupboard providing access to the Ariston hot water cylinder with slatted shelving above and storage space in front. Also in the hallway is a wall mounted central heating thermostat and door with glazed side screen provides access to:

SITTING ROOM (12' 10" X 13' 0") OR (3.92M X 3.96M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window with fitted vertical blinds benefiting from a Southerly aspect overlooking the High Street scene, two wall uplighters, continuation of laminate wood effect flooring, power points, TV aerial connection point, double panel radiator and archway leads through to:

KITCHEN (10' 5" X 8' 5") OR (3.17M X 2.57M)

Quality fitted Cherry Oak style kitchen units with extensive range of roll top work surfaces with one and a half bowl sink unit with single drainer and swan necked mixer taps, space and plumbing for automatic washing machine, integrated fridge and freezer, fitted fan assisted stainless oven and grill with stainless steel four ring gas hob with concealed fume hood, attractive tiled splash backs, wall mounted Myson Apollo gas fired central heating boiler with digital programmer to one side, UPVC double glazed window overlooking a Southerly aspect with fitted vertical blinds benefiting from a street view. Continuation of laminate wood strip flooring, numerous storage drawers and cupboards and wall mounted eye level cupboards above.

BEDROOM 1 (13' 5" X 9' 0") OR (4.08M X 2.74M)

Coved and textured ceiling, ceiling light point, double glazed window facing rear aspect with fitted vertical blinds, radiator, numerous power points, triple opening wardrobe with hanging and shelving within.

BEDROOM 2 (13' 7" X 8' 6") OR (4.13M X 2.59M)

A fantastic sized double bedroom with ceiling light point, fitted vertical blinds to double glazed window facing rear aspect, radiator beneath with power points.

SEPARATE WC

Low level WC.

BATHROOM (8' 4" X 5' 7") OR (2.54M X 1.69M)

Completely re-fitted to a fantastic quality and standard with coved and textured ceiling, ceiling spotlights, floor to ceiling height tiling in a bricklet effect style, Vinyl cushion flooring, white panelled enclosed bath with mixer tap and separate shower attachment above with glazed shower screen to one side, low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap with wall mounted mirror above, radiator with towel rail above. Wall mounted extractor.

OUTSIDE

The property benefits from an allocated parking bay located directly adjacent to the front door entrance with numerous visitor bays. Beneath the building is access to gas and electric meters. Lockable concealed dustbin cupboard. The car park is illuminated at night.

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

Charlotte Court is located in Old Milton Road directly opposite our Office.

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.

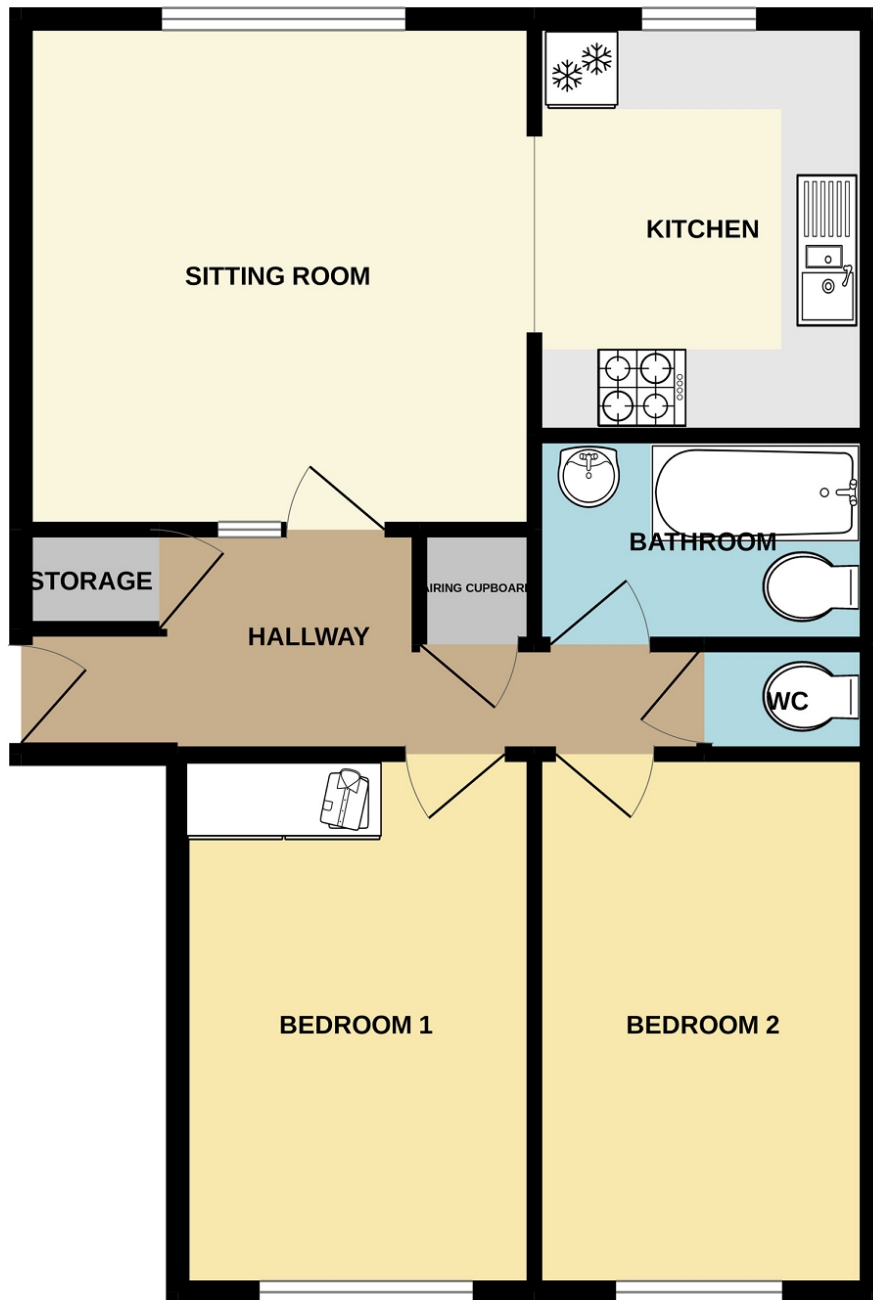
SERVICES

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

EPC RATING

The EPC rating for this property is C71

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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