



57 Rothbury Park, New Milton, Hampshire. BH25 6TR

£1,095 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 277 777





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A well presented two bedroom unfurnished first floor flat to let situated in a convenient location close to New Milton Town Centre and Tesco Superstore. Modern kitchen and bathroom. Sitting/Dining Room. Garage and parking.



COMMUNAL ENTRANCE

Provides access to communal corridor and staircase provides access to first floor landing with three flats, front door benefiting from spy hole, letter box, Yale and Chubb style locks which in turn provides access to spacious entrance hall.

ENTRANCE HALL

Two ceiling light points, access to loft via roof hatch. Two double glazed windows overlooking an easterly aspect, double panelled radiator, power points, telephone point, bi-fold door provides access to coats storage cupboard with hanging rail and fitted shelf above also housing gas meter and safety trip consumer unit. Wall mounted British Gas central heating thermostat, additional bi-fold door provides access to airing cupboard housing the lagged hot water cylinder with slatted shelving surrounding and door provides access to:

SITTING ROOM - DINNING ROOM (21' 10" X 11' 8") OR (6.65M X 3.56M)

Coved and textured ceiling, ceiling light point, over main sitting room area with additional light over dining area. Views facing South/West and North. Attractive fireplace surround with coal effect electric heater. Two double panelled radiators, TV aerial point, power points.

KITCHEN (9' 11" X 9' 0") OR (3.01M X 2.75M)

Four LED downlights, UPVC double glazed window facing a Northerly aspect, comprehensive range of eye level and floor mounted gloss white fronted kitchen units with wood grain effect laminated roll top work surfaces. Stainless steel sink with single drainer and hot and cold tap. Wine rack, floor standing cooker with four burner hob, separate grill and oven beneath. Floor standing Zanussi fridge/freezer in stainless steel finish* Floor standing Hotpoint 6 kg washing machine* Vinyl cushion flooring, double panelled radiator, tiled splash backs.

*Prior to the agreed moving in date the owner is happy to remove the washing machine and fridge/freezer if not required. Alternatively they can be left as a goodwill gift but will become the responsibility of the tenant and not covered under the tenancy agreement should a breakdown occur.

BEDROOM 1 (11' 9" X 10' 8") OR (3.59M X 3.24M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing a Southerly aspect with USB charging point, two double opening bi-fold doors provide access to storage wardrobe.

BEDROOM 2 (9' 10" X 9' 1") OR (2.99M X 2.76M)

Ceiling light point, UPVC double glazed window facing a Southerly aspect, radiator beneath, power points, built-in double opening wardrobe accessed via bi-fold door with hanging rail and fitted shelf within.

BATHROOM (7' 5" X 6' 1") OR (2.25M X 1.85M)

White suite comprising enclosed bath with twin hand grips with hot and cold tap, fully tiled above bath area, separate shower mixer bar above with adjustable shower attachment, pumped shower, glazed shower screen to one side. Low level WC, wash hand basin with hot and cold tap with display ledge above, opaque double glazed window facing a Northerly aspect, radiator with towel rail above, wall mounted bathroom storage cupboard with cushion flooring in a wood plank finished. Ceiling light point.

GARAGE (17' 4" X 9' 0") OR (5.29M X 2.74M)

The property benefits from a garage parking located just outside the building.

VIEWING ARRANGEMENTS

Viewing 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 proceed over the traffic lights into Ashley Road and take approximately 5th turning right into Caird Avenue. Take the first turning right into Inglewood Drive then second right into Rothbury Park.

WEBSITE

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.

DPS

Please note that all deposits are lodged with The Deposit Protection Service (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. 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

SERVICES

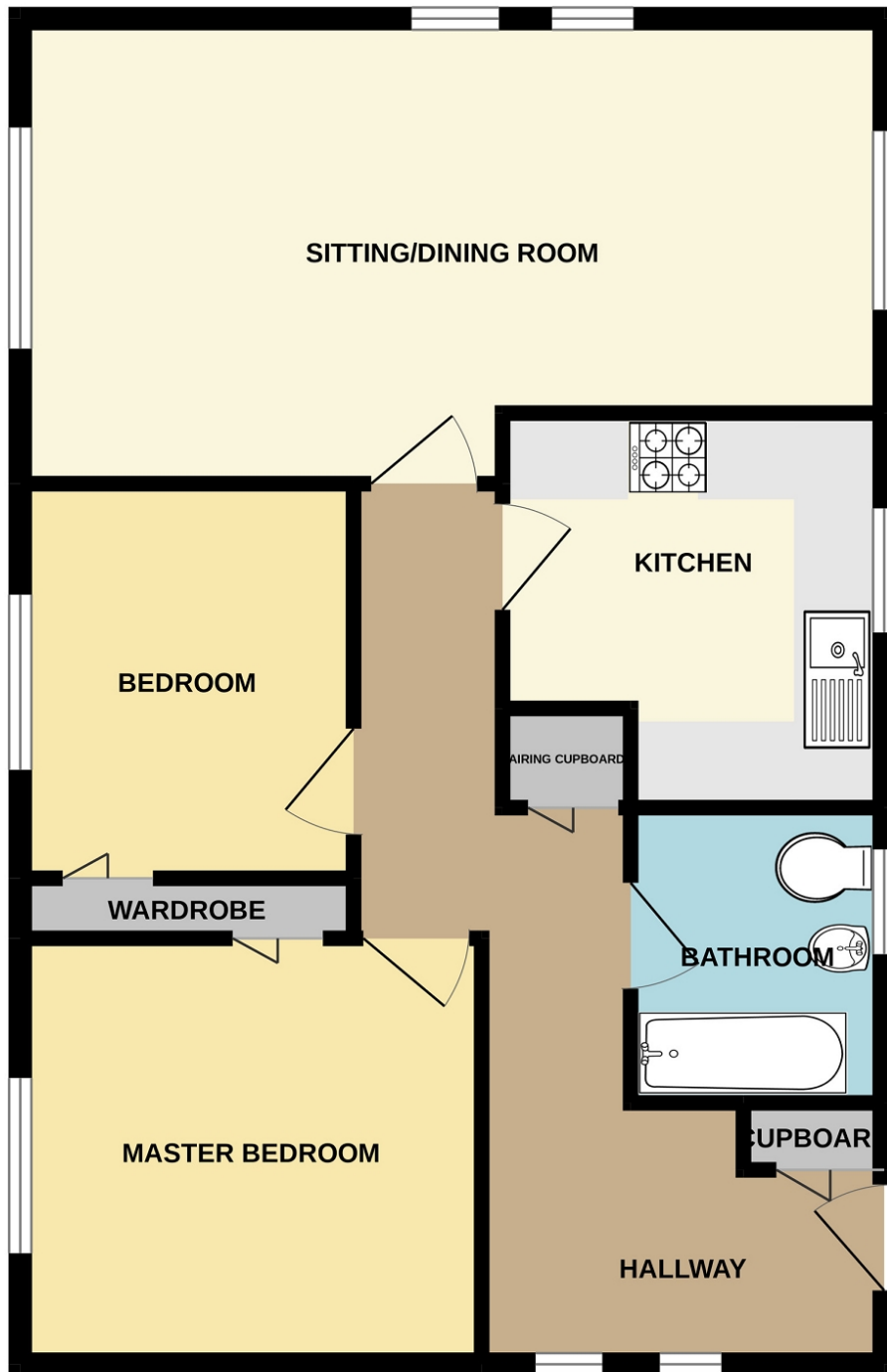
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

EPC RATING

The EPC rating for this property is C75



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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.