

**Flat 12A The Parade, Ashley Road, New Milton, Hampshire. BH25 5BS**

**£1,250 Monthly**



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





**Flat 12A The Parade, Ashley Road, New Milton, Hampshire.  
BH25 5BS**

**£1,250 Monthly**

A three bedroom unfurnished Maisonette to let with ground floor kitchen and stairs leading to first floor with Bathroom, Sitting Room, Bedrooms, gravel drive for parking. Available immediately.



## **KITCHEN (11' 1" X 11' 3") OR (3.39M X 3.44M)**

Ground floor kitchen accessed via UPVC double glazed door. Ceiling light, wall mounted Worcester gas fired central heating boiler with Honeywell programmer beneath, UPVC double glazed windows facing side and rear aspects, Base cupboards and wall mounted units, stainless steel sink with swan necked mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, cooker, radiator, door to Inner Hall.

## **INNER HALL**

Ceiling light point, smoke detector, door provides access to deep storage cupboard with light. Radiator, staircase to first floor landing.

## **FIRST FLOOR LANDING**

Ceiling light point, smoke detector, door provides access to storage wardrobe, door to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above. Access to loft from landing, door provides access to:

## **SITTING ROOM (18' 5" X 17' 0") OR (5.62M X 5.17M)**

Ceiling light point, UPVC double glazed window facing front aspect. Two wall uplighters, radiator.

## **BEDROOM 1 (15' 2" X 10' 5") OR (4.62M X 3.18M)**

Ceiling light point, double glazed window facing front aspect, power points, radiator.

## **BEDROOM 2 (14' 10" X 11' 11") OR (4.52M X 3.63M)**

Ceiling light point, UPVC double glazed window facing rear aspect, built-in storage wardrobes, radiator.

## **BEDROOM 3 (11' 3" X 8' 0") OR (3.44M X 2.43M)**

Ceiling light point, UPVC double glazed window facing rear aspect, power point, radiator.

## **BATHROOM**

Opaque UPVC double glazed window. Three ceiling downlights. White suite comprising panelled enclosed bath with electric shower unit above, low level WC Pedestal wash hand basin. Tiling to half height and full height over bath area. Radiator/towel rail.

## **OUTSIDE**

To the rear of the premises a Service road provides access to the Single Driveway.

## **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## **DIRECTIONAL NOTE**

From our Office in Old Milton Road proceed across the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley where there is a parade of shops on the right and the maisonette is over the shops.

## **PLEASE NOTE**

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. 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**

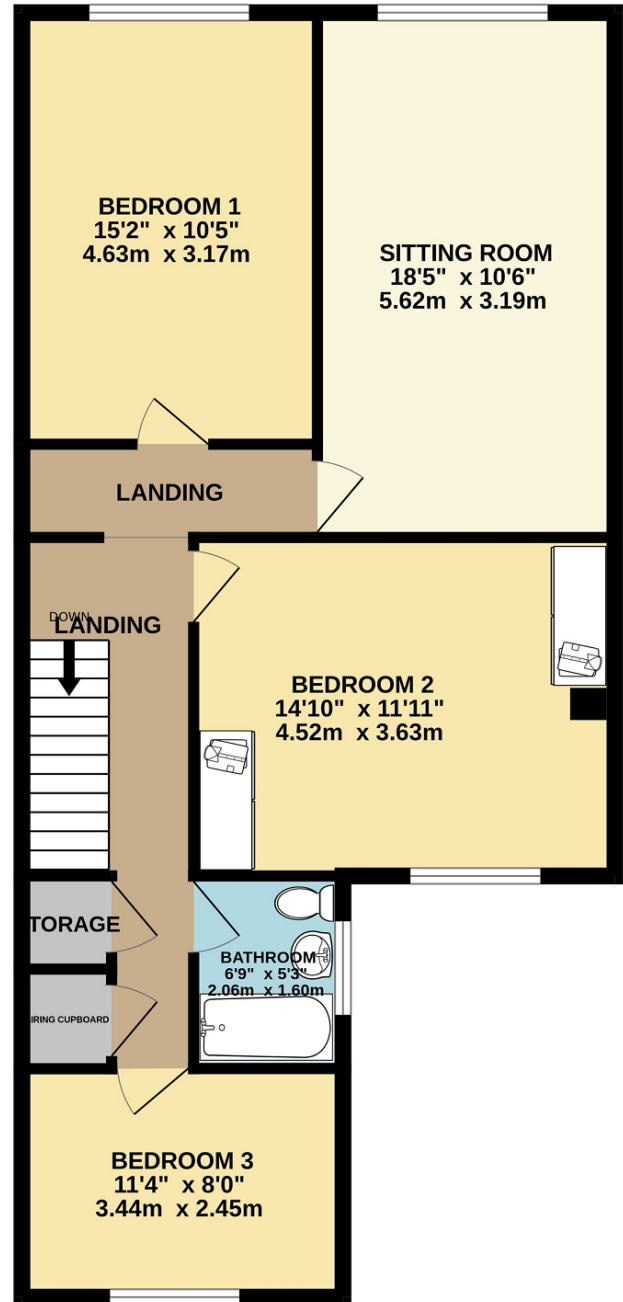
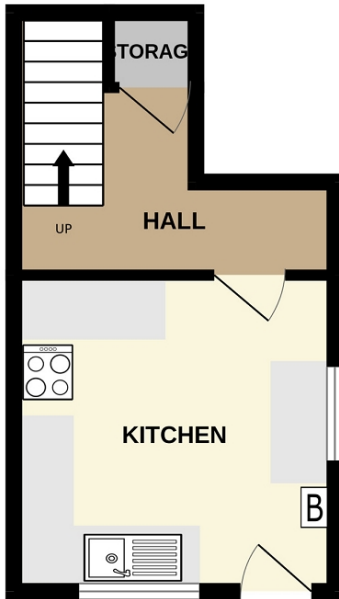
Please Note Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com). The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided 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 EPC RATING FOR THIS PROPERTY WILL BE CONFIRMED SHORTLY.



GROUND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.

1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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.  
Made with Metropix ©2024

**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk

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.