



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

£1,195 Monthly



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





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A modern two bedroom unfurnished ground floor flat with garage to let situated within easy reach of Tesco superstore and New Milton town centre available from August 2024.



COMMUNAL ENTRANCE DOOR

Provides access to delightful communal corridors which are immaculately presented, ceiling light point, attractive exposed brickwork, quality fitted carpets with coconut matting and door leads to rear communal gardens and access through to garages and main front door entrance with frosted glazed security light with letter box, spy hole and Chubb lock providing access to:

ENTRANCE HALL (9' 7" X 12' 0") OR (2.93M X 3.67M)

Coved and textured ceiling, two ceiling light points, two smoke detectors, double panel radiator, Honeywell central heating thermostat, re-decorated with newly fitted carpets, bi-fold door provides access to airing cupboard with hot water cylinder with fitted immersion heater within, second bi-fold door provides access to coats storage cupboard with hanging rail, access to safety trip consumer unit with shelving above. Telephone point. Glazed door provides access to:

SITTING ROOM/DINING ROOM (21' 9" X 11' 8") OR (6.63M X 3.56M)

Coved and textured ceiling, two ceiling light points, attractive UPVC double glazed box bay window overlooking front communal gardens with newly fitted vertical blinds. Sliding patio doors providing access to private patio and rear garden. Power points, TV aerial connection point, telephone point.

KITCHEN (9' 10" X 9' 7") OR (3.0M X 2.93M)

Modern units with stainless steel style handles and wood block effect laminated roll top work surfaces. One and a half bowl stainless steel sink unit with single drainer with swan necked mixer tap above. Attractive tiled splash backs, space and plumbing for automatic washing machine, space for floor standing electric cooker, space for upright fridge/freezer, modern gas fired central heating boiler with digital programmer to one side. UPVC double glazed window overlooking communal gardens, laminate style tiled flooring, double panel radiator, ceiling strip light.

BEDROOM 1 (11' 9" X 10' 8") OR (3.58M X 3.25M)

Coved and textured ceiling, ceiling light point. UPVC double glazed window overlooking front communal gardens with fitted vertical blinds. Two double opening bi-fold doors provide access to built-in wardrobe.

BEDROOM 2 (11' 2" X 8' 5") OR (3.40M X 2.57M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with fitted vertical blinds, radiator, power points, built-in wardrobe with bi-fold door with shelf and hanging rail within.

BATHROOM (7' 4" X 6' 2") OR (2.23M X 1.88M)

Modern bathroom suite comprising panelled enclosed bath with twin hand grips and mixer taps with separate Mira Sport electric shower unit above with bi-fold shower screen. Low level WC with push button waste, wash hand basin with monobloc mixer tap, opaque double glazed window facing rear aspect, attractive laminate style flooring, ceiling light.

OUTSIDE & GARAGE

The property benefits from generous off road parking areas surrounding the building. The flat benefits from a garage which is located next door to the flat and is of brick construction under a pitched and tiled roof and benefits from light.

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 cross over at the traffic lights into Ashley Road and take the fifth turning right into Caird Avenue. Take the first turning right into Inglewood Drive then second right into Rothbury Park.

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.

THE DEPOSIT PROTECTION SERVICE

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.

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is

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



ROSS NICHOLAS & COMPANY 01425 625500

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.
Made with Metropix 02024

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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.