



**19 High Marryats Grove Road, Barton On Sea, New Milton, BH25 7DW**

**£1,095 Monthly**



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







**19 High Marryats Grove Road, Barton On Sea, New Milton,  
Hampshire. BH25 7DW**

**£1,095 Monthly**

An unfurnished two bedroom first floor flat to let situated within easy reach of the Cliff top at Barton on Sea. The flat benefits from a Garage. The flat is available immediately.



## COMMUNAL ENTRANCE

Ground floor communal entrance provides access to communal corridors leading to staircase to first floor landing. The front door benefits from Yale and Chubb locks, spy hole and letter box and door provides access to:

## ENTRANCE HALL (10' 6" X 3' 1") OR (3.20M X 0.93M)

The entrance hall is L shaped with smooth finished ceiling, two smoke detectors, ceiling light point. The flat is newly re-decorated with newly fitted carpets and storage heaters and has been completely re-wired. Hallway benefits from power points, Dimplex Quantum storage heater, double opening doors provide access to coats storage cupboard which also houses electric meter and safety trip consumer unit for the flat. Single storage cupboard to one side which also houses the power switch for electric shower.

## SITTING ROOM (15' 4" X 13' 9") OR (4.68M X 4.19M)

Coving to ceiling, ceiling light point, three wall light points, plate rack, power points, TV aerial point, wall mounted electric thermostatically controlled radiator as well as a Dimplex Quantum storage heater. Two sets of UPVC double glazed windows overlook the West facing communal gardens with fitted curtains. Telephone point, numerous power points.

## KITCHEN (10' 5" X 8' 0") OR (3.17M X 2.44M)

Smooth finished ceiling, ceiling spotlights, ceiling smoke detector, UPVC double glazed window overlooking West facing communal gardens, under unit lighting, comprehensive range of eye level and floor mounted kitchen units with laminated work surfaces with stainless steel sink with single drainer and swan necked mixer tap. Newly fitted free standing Beko cooker with four ring hotplate, oven and grill beneath. Space to one side for additional appliances such as fridge/freezer, space and plumbing for automatic washing machine. Vinyl cushion flooring, numerous power points, fitted roller blind.

## BEDROOM 1 (12' 8" X 11' 8") OR (3.87M X 3.55M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing an Easterly aspect with net curtain and fitted curtains. Newly fitted Quantum storage heater. power points.

## BEDROOM 2 (11' 8" X 7' 6") OR (3.56M X 2.29M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing an Easterly aspect with net curtain and curtains. Dimplex Quantum storage heater, power points.

## BATHROOM (9' 5" X 5' 0") OR (2.88M X 1.53M)

Smooth finished ceiling, enclosed LED ceiling light, UPVC double glazed window facing a Northerly aspect with window openers. White suite comprising panelled enclosed bath with hot and cold taps with separate newly fitted Mira Sports shower unit above with adjustable shower attachment. Glazed shower screen to one side, low level WC, wash hand basin with vanity unit beneath, shaver socket to one side, wall mounted mirror fronted medicine cabinet, heated electric towel rail in a chrome effect finish, toilet roll holder, newly fitted Vinyl flooring.

## OUTSIDE

The property benefits from a garage located in a nearby block and parking is located adjacent to the flats with additional parking in Grove Road.

## PLEASE NOTE

This property benefits from new Quantum Dimplex storage HEATERS which are the most intelligent heater on the market. They provide customisable heating with four time and temperature settings per day, Dynamic, intelligent charge calculation stores only the energy you need. They are also Smartphone app controllable via the Dimplex Control system. It is claimed that these modern heaters are up to 27% cheaper to run than a standard storage heater system

## 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 turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Continue on over the traffic lights into Barton Court Avenue and take approximately 5th turning left into Grove Road where Marryat Court can be found.

## 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](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.

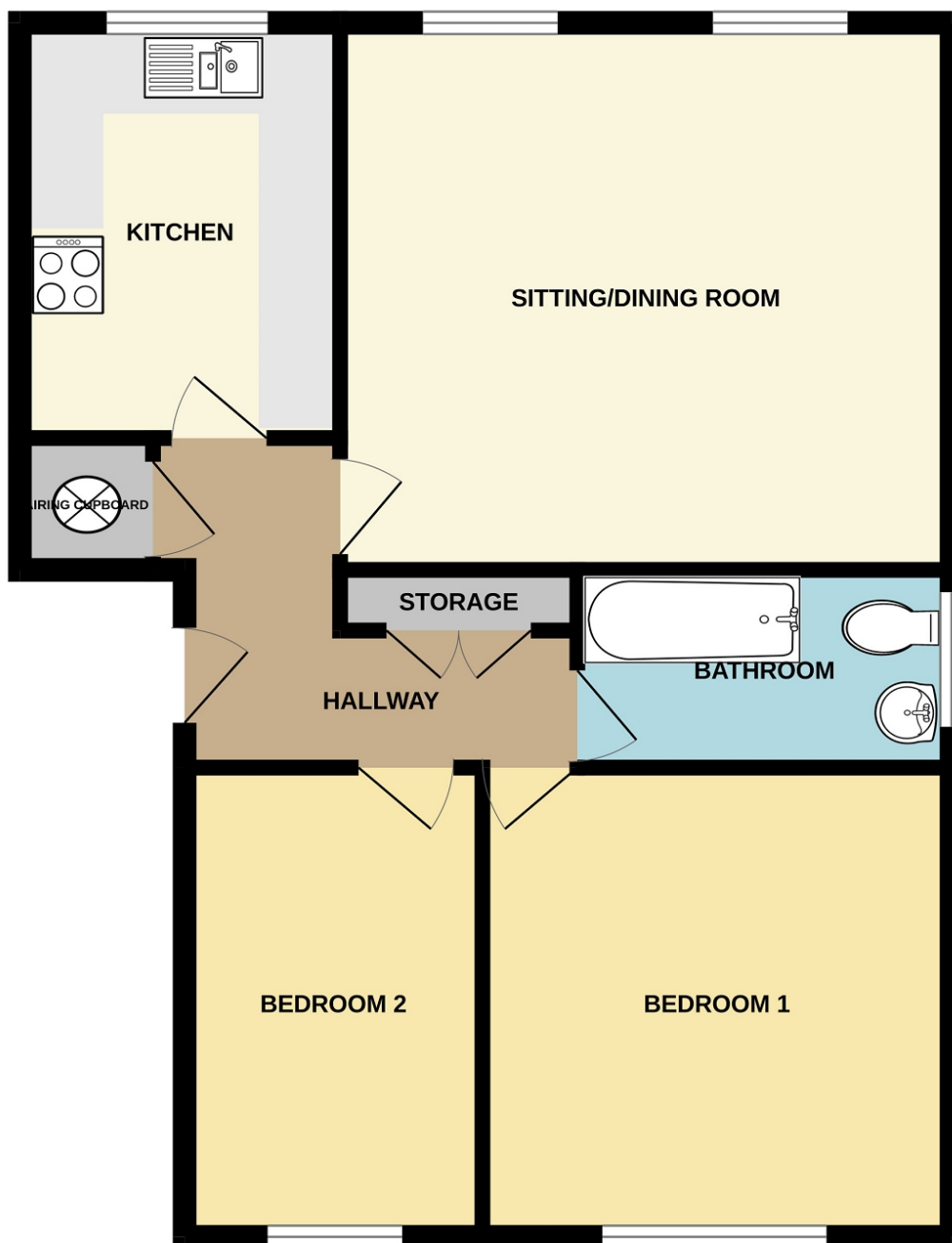
## PLEASE NOTE

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.

## EPC RATING

The EPC rating for this property is band D.

FIRST FLOOR FLAT  
633 sq.ft. (58.8 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**[sales@rossnicholas.co.uk](mailto: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.