



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

£1,250 Monthly



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





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A well presented, redecorated and re carpeted two bedroom unfurnished first floor flat with garage. Available to let in May 2025 and situated within easy reach of Tesco superstore and New Milton town centre.



COMMUNAL ENTRANCE

Provides access to well maintained communal corridors which are immaculately presented, ceiling light point, attractive exposed brickwork, stairs lead to first floor landing.

HALLWAY

Coved and textured ceiling, two ceiling light points, smoke detector, double panel radiator, 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 and Gas Meter with shelving above. Telephone point. Glazed door provides access to:

SITTING ROOM/DINING ROOM (21' 11" X 11' 8" MAX) OR (6.67M X 3.56M MAX)

Coved and textured ceiling, two ceiling light points, triple aspect room with UPVC double glazed windows overlooking communal gardens with newly fitted vertical blinds. Power points, TV aerial connection point, telephone point.

KITCHEN (9' 11" X 9' 8") OR (3.03M X 2.94M)

Fitted units with laminated roll top work surfaces. Stainless steel sink unit with single drainer with hot and cold tap above. Tiled splash backs, automatic washer dryer, floor standing electric cooker, upright fridge/freezer, gas fired central heating boiler with programmer . UPVC double glazed window overlooking communal gardens, double panel radiator, ceiling strip light.

BEDROOM 1 (10' 8" X 11' 9") OR (3.26M X 3.59M)

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

BEDROOM 2 (9' 10" X 8' 6") OR (2.99M X 2.58M)

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.

SHOWER ROOM (7' 5" X 6' 4") OR (2.27M X 1.92M)

Grohe Shower mixer unit with shower screen enclosure. Low level WC, wash hand basin with hot and cold taps, opaque double glazed window facing rear aspect, style flooring, ceiling light. Radiator with towel rail above, storage cupboard, Shaver light with shaver point, wall mounted mirrored fronted cabinet.

OUTSIDE

The property benefits from generous off road parking areas surrounding the building. The flat benefits from a GARAGE (5.49M X 2.62M) which is located next door to the flat and is of brick construction under a pitched and tiled roof.

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.

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.comThe 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.

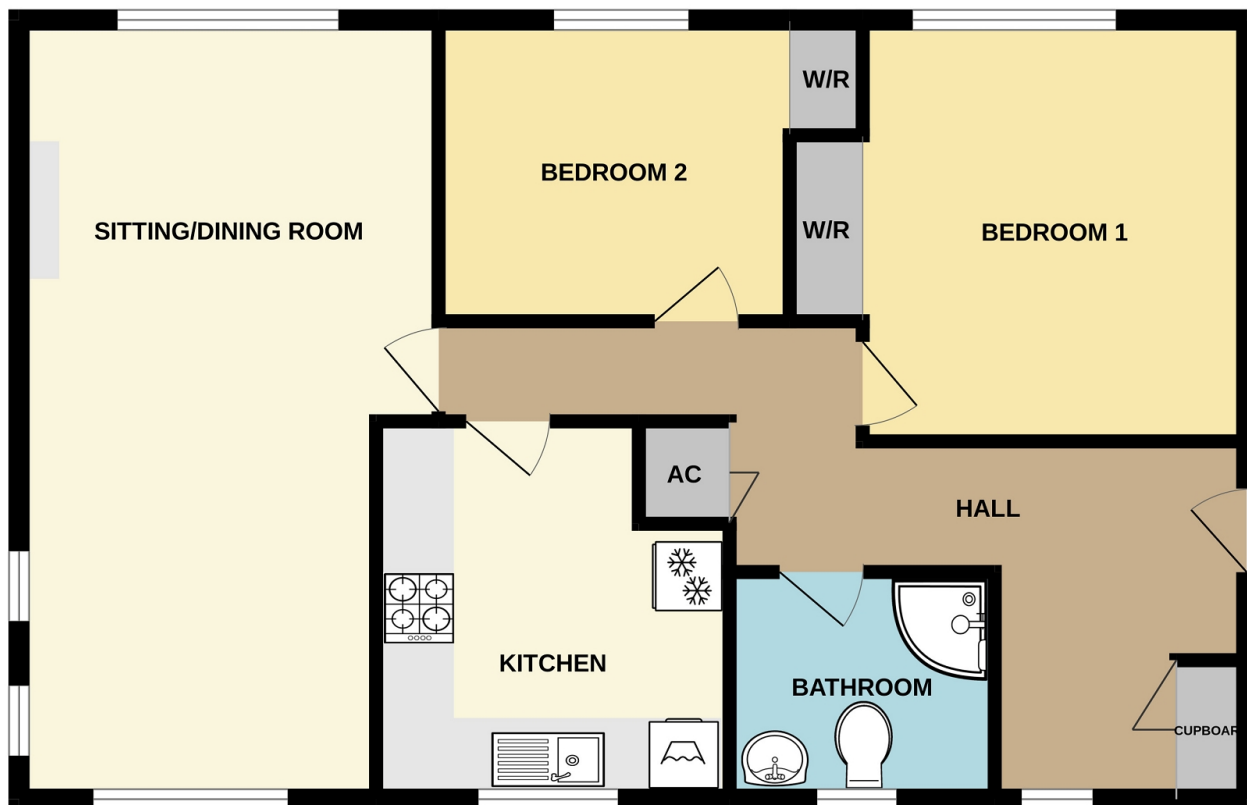
PLEASE NOTE

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 will be confirmed shortly.

FIRST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



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TOTAL FLOOR AREA: 742 sq.ft. (69.0 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.