



**Flat 5 Burleigh Court Southern Lane, Barton On Sea, Hampshire. BH25 7JA**

**£1,250 Monthly**



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







**Flat 5 Burleigh Court Southern Lane, Barton On Sea, Hampshire. BH25 7JA**

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An Unfurnished Two Bedroom plus box room, Open Plan Kitchen/Sitting Room, Study and Bathroom top floor flat available to rent The flat benefits from one allocated parking bay. The flat is situated in a convenient location mid-way between New Milton Town Centre and Barton Cliff top. Available early/mid July.



## ENTRANCE HALL

4.67m x 0.85m  
Two flights of stairs provide access to top floor where door will be found with spy hole and lock providing access to Entrance Hall. Smooth finished ceiling, LED downlights, mains voltage smoke detectors, sensor light and door provides access to:

## OPEN PLAN LIVING AREA (20' 9" X 18' 9") OR (6.32M X 5.72M)

Triple aspect room with Velux windows and Dormer windows facing side aspect. Range of fitted low level kitchen units with laminated work top surface areas with one and a half bowl stainless steel sink with single drainer and swan necked mixer tap above with detachable head. Storage cupboard above, Fitted integrated washing machine, fitted Bosch ceramic hob with Bosch single fan assisted oven and grill beneath with filter above. Comprehensive range of storage cupboards, chest of drawers, fridge and freezer. Access to boiler cupboard, breakfast bar, TV aerial point, power points, numerous LED down lights, heat detector in kitchen area, eaves storage cupboards, double panelled radiator, numerous power points.

## BEDROOM 1 (12' 6" X 10' 0") OR (3.80M X 3.04M)

Smooth finished ceiling with LED down lights, dual aspect room with UPVC double glazed window facing rear aspect with additional double glazed window facing side. Range of fitted wardrobes to one wall with display shelf to one side and chest of drawers with display cupboard adjoining. Radiator, power points, LED ceiling downlights.

## BEDROOM TWO

3.25m x 2.94m  
Smooth finished ceiling, two Velux windows facing front aspect, double glazed window facing side, double panelled radiator, range of fitted wardrobes to two walls in a Pine effect finish.

## STUDY (10' 1" X 6' 1") OR (3.08M X 1.85M)

Velux window, sloping ceiling to one side, power points.

## BATHROOM (8' 4" X 7' 0") OR (2.54M X 2.14M)

Smooth finished ceiling, ceiling extractor, LED downlights, Velux window, radiator, white suite comprising panelled enclosed bath with mixer taps and shower attachment above. Wash hand basin with vanity unit beneath with monobloc mixer tap above with mirror fronted medicine cabinet above. Low level WC with concealed cistern with push button flush, Vinyl cushion flooring.

## OUTSIDE

To the rear of the building is a parking space for this flat.

## GARAGE (19' 6" X 9' 7") OR (5.94M X 2.92M)

Up and over door and additional parking to front of garage.

## 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 proceed in a Southerly direction until reaching the junction with A337. Cross over into Southern Lane where Burleigh Court will be found.

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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.

## TENURE

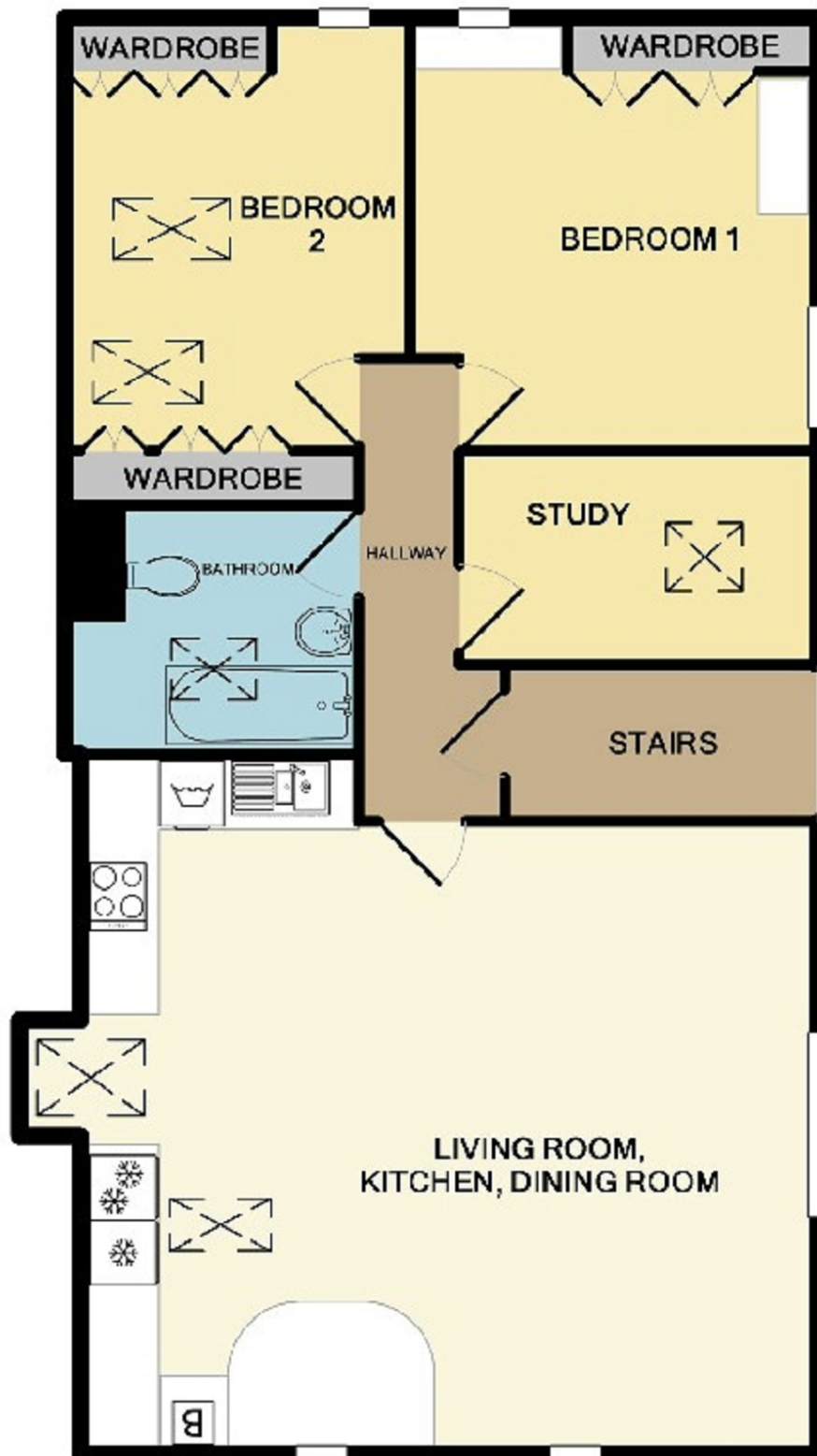
The resale tenure for this property is

## COUNCIL TAX

The council tax for this property is band C

## EPC RATING

The EPC rating for this property is C80



**TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.