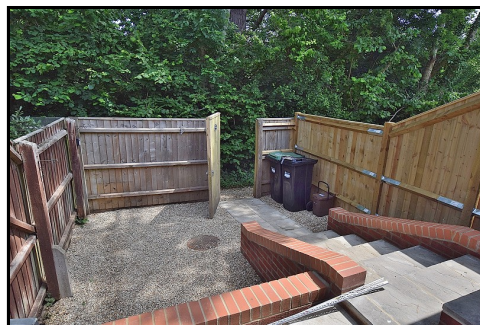




**59 Pennywell Gardens, New Milton, Hampshire. BH25 5YB**

**£900 Monthly**



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







## **59 Pennywell Gardens, New Milton, Hampshire. BH25 5YB**

### **£900 Monthly**

A refurbished terrace one bedroom unfurnished property to let situated in a popular residential area. The property benefits from Sitting Room, Newly fitted Kitchen, modern bathroom, modern electric heaters, garden and newly fitted carpets.



**OUTSIDE**

Accessed via close boarded gate. Paving providing access to steps to main front door entrance. Outside light, UPVC double glazed door.

**ENTRANCE PORCH (4' 0" X 3' 10") OR (1.21M X 1.16M)**

Smooth finished ceiling, ceiling light point, Oak veneered doors with Vinyl cushion flooring. Power point, door provides access to walk-in storage cupboard housing the safety trip consumer unit, door provides access to:

**SITTING ROOM/DINING ROOM (13' 3" X 16' 1" MAX) OR (4.05M X 4.91M MAX)**

Smooth finished ceiling, smoke detector, two sets of UPVC double glazed windows overlooking a Southerly aspect over communal gardens, three wall uplighters, TV aerial point, power points, modern wall mounted electric radiator, spiral staircase to first floor landing, power points. Door to:

**KITCHEN (7' 10" X 6' 10") OR (2.38M X 2.08M)**

Brand new fitted kitchen, smooth finished ceiling, LED ceiling downlights, UPVC double glazed window overlooking enclosed courtyard garden, modern light grey gloss fronted kitchen units with wood grain effect laminated work surfaces with ceramic four ring hob, single drainer with swan necked mixer tap, attractive tiled splash backs, extractor fan above hob and built-in fan assisted oven and grill, space and plumbing for automatic washing machine, Vinyl cushion flooring, space for upright fridge/freezer.

**FIRST FLOOR LANDING (4' 2" X 2' 7") OR (1.27M X 0.79M)**

Ceiling light point, smoke detector, power point, door providing access to the airing cupboard with slatted shelving within, door provides access to:

**BEDROOM (13' 4" X 8' 7") OR (4.06M X 2.61M)**

Smooth finished ceiling, two sets of UPVC double glazed windows facing a Southerly aspect. Wall mounted modern Heatstore radiator with digital display, two wall light points, double opening doors provide access to built-in wardrobe, newly fitted carpet.

**BATHROOM (7' 4" X 5' 7") OR (2.24M X 1.70M)**

Modern white suite, smooth finished ceiling, LED ceiling light, ceiling extractor, panelled enclosed bath with mixer taps, separate Mira electric shower unit with tiling to full height over bath area. Glazed shower screen, low level WC with push button flush, wash hand basin with monobloc mixer tap and tiled splash back, strip light and shaver socket above. Heated electric chrome effect towel rail to one side, laminate tiled flooring, Velux window flooding the room with natural light.

**FRONT GARDEN**

Enclosed by 6ft. high panelled fencing with gate with patio area, low level dwarf walling, remainder of the garden laid to pea shingle for ease of maintenance, an ideal place for wheelie bins. Parking is located adjacent to the property.

**2ND FLOOR LANDING**

**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 cross over at the traffic lights into Ashley Road and proceed until reaching the traffic lights at Ashley then turn left at the traffic lights into Ashley Common Road taking the third turning right into Poplar Road and take the left turn into Ashlet Gardens which leads into Pennywell Gardens.

**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.

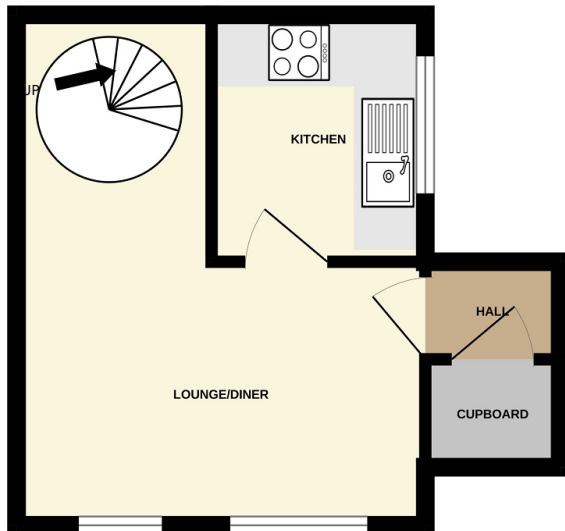
**PLEASE NOTE**

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.

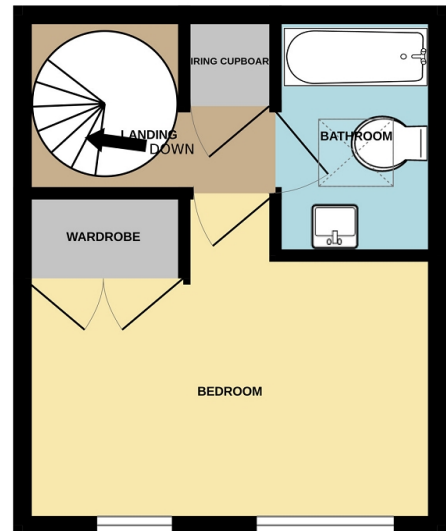
**EPC RATING**

The EPC rating for this property is D65

GROUND FLOOR



1ST FLOOR



ROSS NICHOLAS 01425 625500

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.