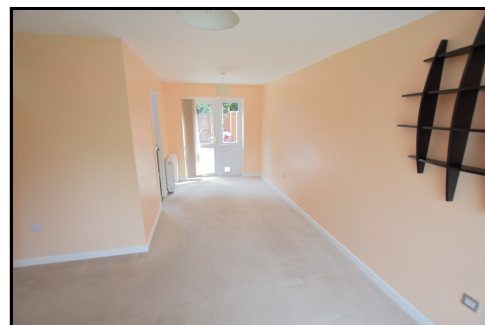




12 Summertrees Court, Ashley, Hampshire. BH25 5UD

£1,100 Monthly



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





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A two bedroom unfurnished mid terrace property situated in a popular location in Ashley within easy reach of local shops and school. Available end of August 2026.



SITTING ROOM/DINING ROOM (20' 0" X 13' 9") OR (6.10M X 4.20M)

Accessed via front door, dual aspect room with windows to the front and rear and door providing access to rear garden. Staircase to first floor, modern electric heaters, power points, TV aerial point, ceiling light points, doorway from dining area to:

KITCHEN (9' 8" X 6' 0") OR (2.95M X 1.83M)

Window overlooking rear garden, range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards, power points, part tiled walls, ceiling light point, sink unit, space for washing machine, space for cooker, space for fridge/freezer.

FIRST FLOOR LANDING

Airing cupboard, hatch to loft space, power point, ceiling light point, door to:

BEDROOM 1 (10' 8" X 8' 7") OR (3.25M X 2.62M)

Plus further wardrobe recess. Windows overlooking front aspect, modern electric heater, power points, ceiling light point.

BEDROOM 2 (10' 11" X 6' 10") OR (3.33M X 2.08M)

Window overlooking rear aspect, power points, ceiling light point.

BATHROOM

Low level WC, wash hand basin, bath with shower over, window, fully tiled walls, tiled floor, ceiling downlighters.

OUTSIDE

Parking area close by.

FRONT GARDEN

Small area of front garden. Next to the front door is a useful outside cupboard/bin store.

REAR GARDEN

The rear garden enjoys an approx southerly aspect and has been paved for ease of maintenance. Garden storage shed and gate provides rear access.

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 continue over the traffic lights into Ashley Road. Continue straight across the next set of traffic lights and proceed to the traffic lights at Ashley. Turn left into Ashley Common Road and take the third turning right into Poplar Road, first left into Ashlet Gardens, follow the road round to the right into Pennywell Gardens where Summertrees Court will be found on the left hand side.

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.

DEPOSIT - DPS

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

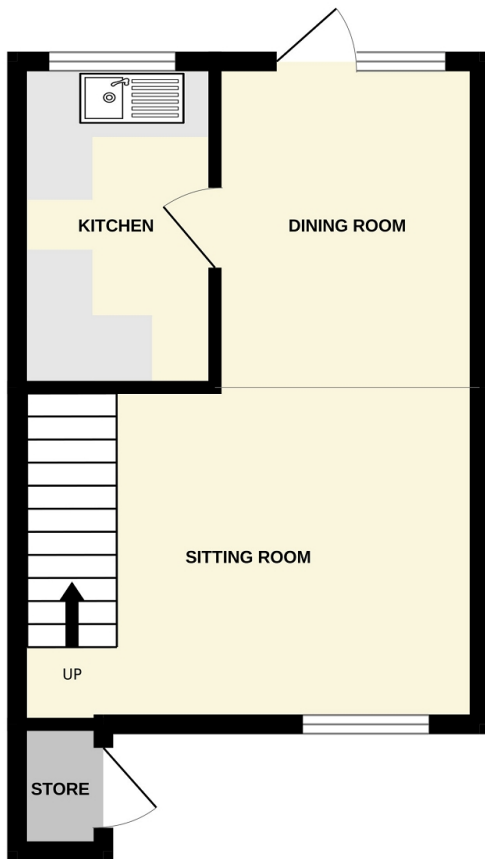
COUNCIL TAX

The council tax for this property is band B

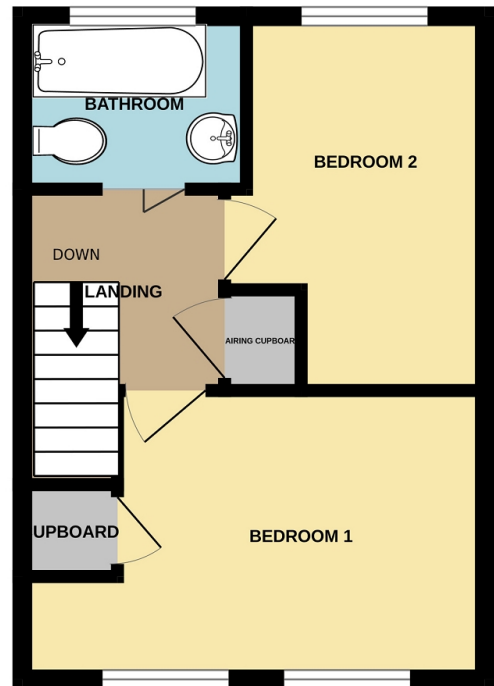
EPC RATING

The EPC rating for this property is C75

GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 562 sq.ft. (52.2 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.