Flat 5 22 Avenue Road, New Milton, Hampshire. BH25 5JP

£895 Monthly

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

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£895 Monthly

A first and second floor part furnished one bedroom flat to let situated in a convenient location for New Milton Town centre and mainline railway station.

COMMUNAL ENTRANCE

Entry phone system provides access to communal corridor and staircase to first floor landing with door leading to:

HALLWAY (7' 0" X 6' 11") OR (2.13M X 2.10M)

Currently used as a Hall/Study, ceiling light point, smoke detector, UPVC double glazed window facing front aspect with fitted blind, double panelled radiator with independent thermostat, laminate flooring, power points. Staircase provides access to:

LANDING

The second floor landing has LED downlight, smoke detector, carbon monoxide alarm, central heating thermostat, door provides access to boiler cupboard housing the Vaillant combination gas fired central heating boiler, safety trip consumer unit and electric meter. Door leads to:

KITCHEN/LIVING AREA (18' 5" X 12' 2") OR (5.61M X 3.71M)

Open plan to Sitting Room with fitted wood block effect roll top work surfaces creating a horseshoe shaped working surface with fitted Bosch touch screen induction hob with Bosch fan assisted oven and grill beneath. Floor standing Haier washing machine, Granite Grey one and a half sink unit with single drainer and chrome effect swan necked mixer tap, space for upright fridge/freezer, laminate wood strip flooring, tiled splash backs, power points, ceiling extractor, four ceiling downlights, two cutlery drawers and a pan drawer, range of base drawers providing storage. USB connection point.

SITTING ROOM

Ceiling light point, UPVC dormer window facing front aspect, double panelled radiator beneath with independent thermostat, power points, TV aerial connection point, wall mounted entry phone.

BEDROOM 1 (12' 4" X 8' 11") OR (3.77M X 2.71M)

Ceiling light point, UPVC double glazed window facing front aspect with double panelled radiator beneath with independent thermostat, power points, USB connection point. Double bed with bedside unit. Chest of drawers comprising of eight storage drawers with display surface above. Cupboard door provides access to wardrobe.

BATHROOM (12' 1" X 5' 6" MAX) OR (3.69M X 1.68M MAX)

Irregular shaped room with two ceiling downlights, opaque dormer window facing rear aspect. Laminate flooring, low level WC, panelled enclosed bath with shower attachment, pedestal wash hand basin with hot and cold tap. Tiled splash back. Heated towel rail, ceiling extractor.

OUTSIDE

The property benefits from an allocated parking bay.

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 turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and take the first turning left into Avenue Road.

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.

DEPOSIT INFORMATION

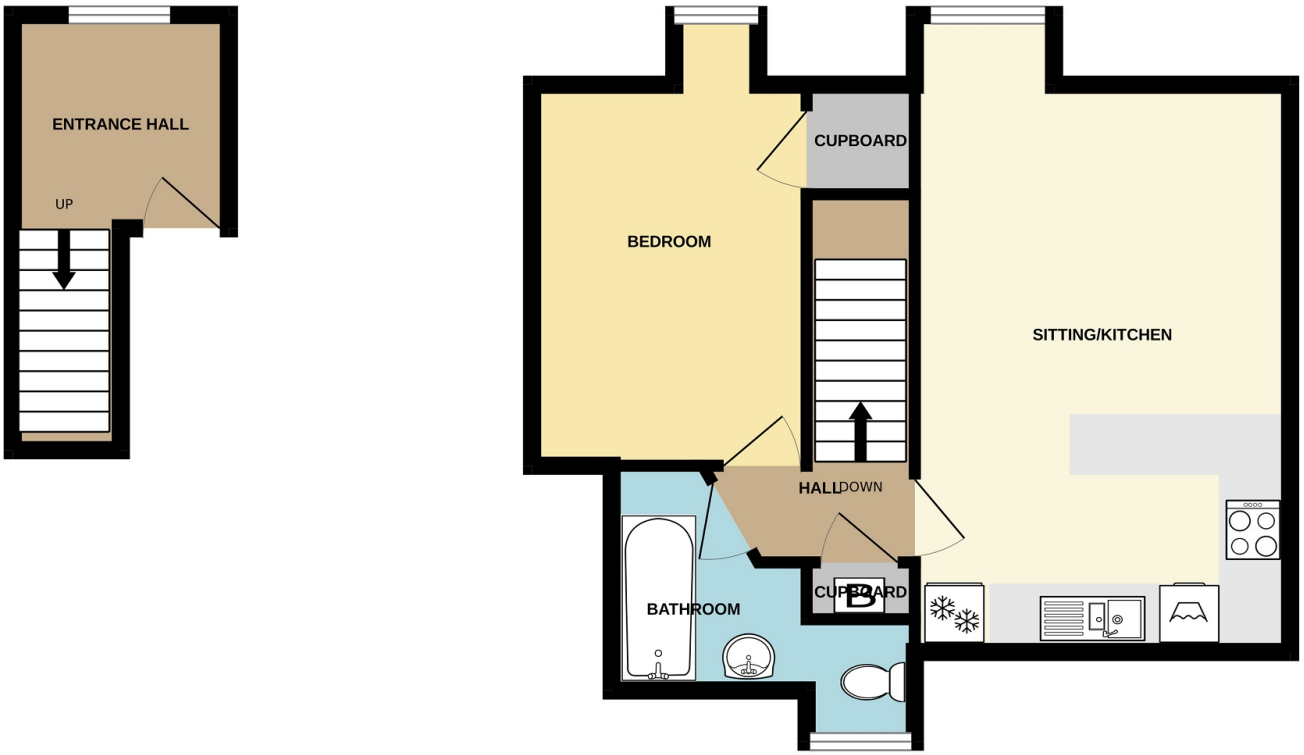
Please Note Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property will be confirmed shortly/

FIRST FLOOR
74 sq.ft. (6.9 sq.m.) approx.

SECOND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



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TOTAL FLOOR AREA : 545 sq.ft. (50.6 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.