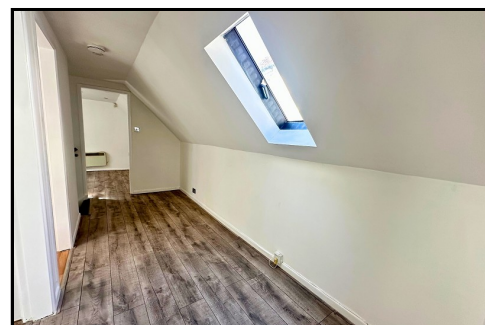




Flat 1, 22 High Street, Lymington, Hampshire. SO41 9AD

£895 Monthly



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





Flat 1, 22 High Street, Lymington, Hampshire. SO41 9AD

£895 Monthly

Available early October is this character one bedroom apartment situated just off the main High Street in Lymington. The property is in good order throughout and long term tenants are preferred. Please note that there is no parking associated with this property.



ENTRANCE PORCH

Accessed via a hardwood glazed door, stairs to first floor landing.

LANDING (15' 0" X 5' 7") OR (4.57M X 1.71M)

Velux style window to rear, inset LED ceiling spotlights, power points, telephone point. Doors to all first floor rooms.

LIVING ROOM (9' 9" X 11' 10") OR (2.98M X 3.60M)

High level timber framed double glazed window to front, inset LED ceiling spotlights, wall mounted electric heater, double power points, television point.

KITCHEN (5' 8" X 5' 1") OR (1.72M X 1.56M)

Fitted with a range of base and wall units with areas of laminate roll top work surface over. Freestanding hob and oven, under counter fridge, freestanding washing machine, tiled splash back, timber framed double glazed window to front, inset ceiling spotlight.

BEDROOM (7' 7" X 9' 10") OR (2.30M X 2.99M)

Fitted wardrobes with hanging space and shelving, power points, wall mounted electric radiator, high level timber framed double glazed window to front, inset ceiling spotlights.

SHOWER ROOM

Fitted with an enclosed corner shower cubicle with Bristan fittings, low level flush WC and inset wash hand basin with vanity unit beneath, Velux style roof light to front aspect, part tiled walls, tiled shower enclosure, mirrored wall, inset ceiling spotlight.

DIRECTIONAL NOTE

From our office in Highcliffe proceed along the A337 to Lymington going down the main High Street. About 2/3 of the way down the High Street you will see Tres Bon and signs for the Royal British Legion. Turn here on foot and proceed up to the property which will be found on your right.

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.

DPS

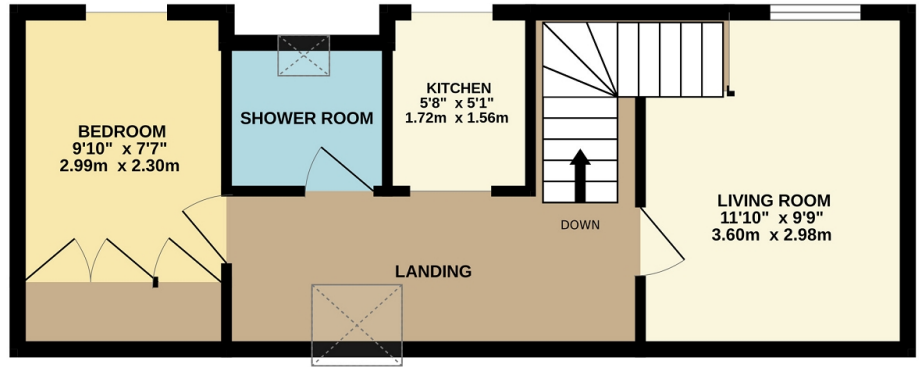
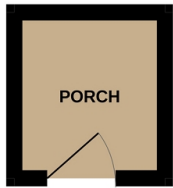
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest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

EPC RATING

The EPC rating for this property is E49

GROUND FLOOR
33 sq.ft. (3.1 sq.m.) approx.

FIRST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.4 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.