



44 Wellington Court Fernhill Lane, New Milton, Hampshire. BH25 5ST

£825 Monthly



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





**44 Wellington Court Fernhill Lane, New Milton, Hampshire.
BH25 5ST**

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A first floor unfurnished one bedroom retirement flat designed for the over 60's.
The flat is situated close to New Milton town centre shopping and transport links.



COMMUNAL ENTRANCE DOOR

Provides access to communal Entrance Hall with staircase leading to first floor landing. Access to three first floor flats with Georgian style front door with spy hole, letter box and Chubb lock providing access to:

ENTRANCE HALL (10' 11" X 3' 1") OR (3.32M X 0.93M)

Smoke detector, wall light, entry phone, emergency pull cord, coats hooks, fuse box, Dimplex storage heater, power point with wireless door bell, door to bedroom, shower room and door leads to:

SITTING ROOM/DINING ROOM (16' 2" X 10' 9") OR (4.94M X 3.27M)

Dual aspect room with double glazed windows facing Fernhill Lane and Wellington Court. TV aerial point, power points, telephone point, two wall light points, attractive fireplace surround with coal effect electric fire. Emergency pull cord, numerous power points, Dimplex storage heater, opening provides access to:

KITCHEN (8' 5" X 6' 3") OR (2.57M X 1.90M)

Ceiling spotlight. Double glazed window facing Wellington Court. Pine fronted kitchen units with laminated roll top work surfaces with stainless steel sink and easy lever taps with stainless steel single drainer. Under counter fridge and freezer, floor standing slimline electric cooker with four ring hob with oven and grill beneath. Tiled splash backs, power points, Vinyl cushion flooring, wall mounted convector heater, emergency pull cord, fitted shelving.

BEDROOM (9' 5" MIN X 8' 4") OR (2.87M MIN X 2.54M)

UPVC double glazed window facing Wellington Court. Two wall light points, telephone point, power points, TV aerial point, Dimplex storage heater. Mirror fronted bi-fold door provides access to wardrobe with hanging rail and two shelves above. Door provides access to airing cupboard with slatted shelving. Access to electric water heater.

SHOWER ROOM (6' 0" X 6' 1") OR (1.84M X 1.86M)

Enclosed ceiling light. Extractor. Dimplex convector heater, electric chrome effect towel rail. Wall mounted strip light with shaver socket, mirror fronted medicine cabinet beneath. Low level WC with push button waste. Wash hand basin with easy lever taps. Towel rail holder. Wooden storage cupboard. Sliding door provides access to double width shower cubicle with Mira electric shower and easy grab handle within. Vinyl cushion flooring, tiling to full height over shower area and to half height to remainder of shower room.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

COMMUNAL FACILITIES

The development benefits from communal parking, maintained gardens, laundry room and lounge.

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 Wellington Court will be found shortly on the right.

DPS

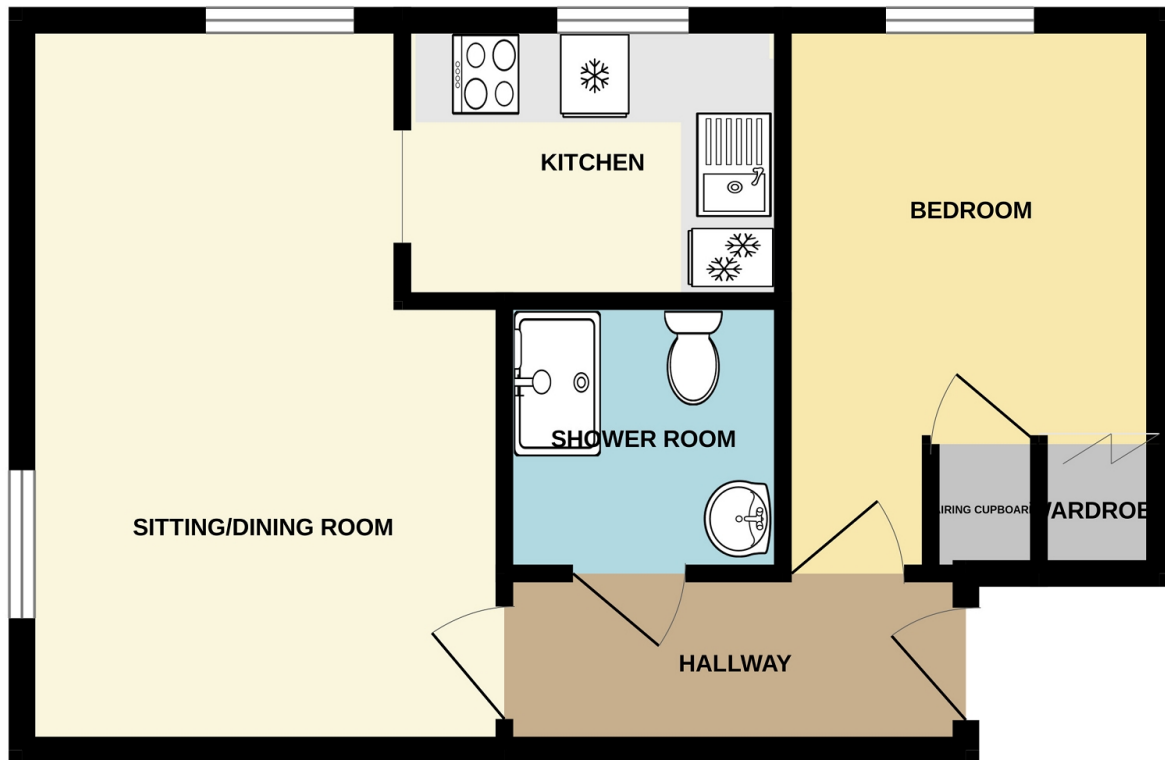
Please Note Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase. 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 C74



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



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 392 sq.ft. (36.4 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.