



92 Eastlands, New Milton, Hampshire. BH25 5PH

£1,095 Monthly



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





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A spacious well presented two bedroom first floor unfurnished flat to rent. There is a parking area adjacent and communal gardens. The flat is situated within easy reach of New Milton town centre, shops and transport facilities. Small Pet consider. Available 24th September.



ENTRANCE (5' 3" X 4' 5") OR (1.61M X 1.35M)

Accessed via UPVC double glazed door with matching side screen. Coved and textured ceiling, wall uplighter, wall mounted heater, staircase to first floor landing with triangular shaped window flooding the area with natural light. Double opening coats storage cupboard at the bottom of stairs providing access to safety trip consumer unit. Smoke detector. At the top of the stairs there is access to loft, smoke detector, wall uplighter and additional storage cupboard which has a fitted shelf within. Multi-glazed door provides access to:

SITTING ROOM/DINING ROOM (13' 7" X 13' 4") OR (4.14M X 4.06M)

Coved and textured ceiling, numerous wall uplighters, heater, TV aerial point, power points, door to Inner Hall and opening provides access to:

KITCHEN (7' 4" X 7' 4") OR (2.24M X 2.24M)

Ceiling light, UPVC double glazed window with view of street scene adjacent. Light Maple fronted kitchen units with stainless steel style handles, bricklet style tiled splash backs with Granite style work tops with stainless steel sink with single drainer with swan necked mixer tap. Fitted Cooke and Lewis ceramic hob with touch screen controls, Lamona oven and grill beneath with Zanussi filter canopy above. Tiled flooring, space and plumbing for automatic washing machine. Frosted glazed display cabinets. Stainless steel switches and sockets. Eye level cupboards, pantry style cupboard.

INNER HALL (2' 10" X 6' 2") OR (0.87M X 1.87M)

Smoke detector, access to loft via roof hatch. Ceiling light, door provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving above with fitted immersion heater.

BEDROOM 1 (11' 1" X 10' 6") OR (3.38M X 3.20M)

Coved and textured ceiling, two wall uplighters. Two sets of UPVC double glazed windows facing an Easterly aspect with fitted window blinds, wall mounted electric heater, power points.

BEDROOM 2 (10' 6" X 8' 0") OR (3.20M X 2.43M)

Coved and textured ceiling, wall uplighter, two sets of UPVC double glazed windows facing an Easterly aspect with fitted window blinds. Power points, wall mounted electric heater, double opening storage cupboard provides access to hanging rail with fitted shelf above.

BATHROOM (7' 3" X 5' 8") OR (2.21M X 1.72M)

Coved and smooth finished ceiling, opaque UPVC double glazed window. Ceiling light, white suite comprising panelled enclosed bath with glazed shower screen with adjustable shower attachment above. Low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste. Wall mounted mirror fronted medicine cabinet above with storage cupboard beneath. Fully tiled walls, fully tiled flooring, electric chrome effect towel rail.

OUTSIDE

There is a parking area close by and mainly lawned communal gardens to the front and rear of the building.

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 proceed to the traffic lights and turn right into Station Road. Proceed to the end and turn left at the roundabout into Lymington Road. Turn left at the next roundabout into Caird Avenue, first left into Ashington Park and first left again into Eastlands. There is a pedestrian walkway opposite which leads into Newlands Road which is a short cut into Town.

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

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 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



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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.