

Flat 1 Clifton Court Lymington Road, New Milton, Hampshire. BH25 6PZ

£875 Monthly







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



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A redecorated one bedroom unfurnished ground floor flat to let situated within easy reach of local shops and travel facilities





COMMUNAL ENTRANCE

with entry phone and access to Communal Entrance leading to main front door with spy hole, Chubb lock and Yale lock.

ENTRANCE HALL (10' 11" X 2' 11") OR (3.34M X 0.89M)

Ceiling light point, smoke detector, wall mounted entry phone, laminate flooring in grey, Decent sized storage cupboard ideal for storage with Vinyl flooring, replacement light switches and sockets, re-painted walls and internal woodwork and opening provides access to:

KITCHEN (9' 3" X 7' 2") OR (2.83M X 2.18M)

Ceiling strip light, UPVC double glazed window facing rear aspect. Comprehensive range of eye level and floor mounted kitchen units with white matt fronted panelled doors incorporating storage drawers, four ring stainless steel hob with single oven and grill which is fan assisted beneath. Cooke and Lewis filter hood, wall mounted Glow Worm combination gas fired central heating boiler with radiator beneath, stainless steel sink with swan necked mixer tap with hot and cold tap. Space and plumbing for automatic washing machine, space for upright fridge/freezer, numerous power points, tiled splash backs, Vinyl cushion flooring.

SITTING ROOM (14' 8" X 10' 0") OR (4.47M X 3.04M)

Ceiling light, UPVC double glazed window facing front aspect with newly fitted blind. Wall mounted remote for programming and central heating thermostat for boiler. Newly fitted switches and sockets, laminate flooring, radiator with independent thermostat.

BEDROOM 1 (12' 2" X 9' 2") OR (3.70M X 2.79M)

UPVC double glazed window facing front aspect with newly fitted blind. Radiator beneath with independent thermostat, numerous power points, new switches and sockets, laminate flooring.

BATHROOM (6' 9" X 6' 0") OR (2.06M X 1.82M)

Enclosed ceiling light, part tiled walls, fully tiled over bath area. Panelled enclosed bath with mixer taps and shower attachment. Pull across shower curtain, low level WC, wash hand basin with hot and cold tap, tiled flooring, radiator with towel rail above, wall mounted Expelair.

OUTSIDE

To the rear of the building there is parking with additional parking bays alongside Lymington Road. Outside storage bin area.

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 proceed down the road and continue until reaching the junction with Lymington Road. Turn right and Clifton Court will be found on the right.

DEPOSIT - DPS

Pease note Require a survey? Visit our website www.rossnichPlease 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. olas.co.uk for further information.

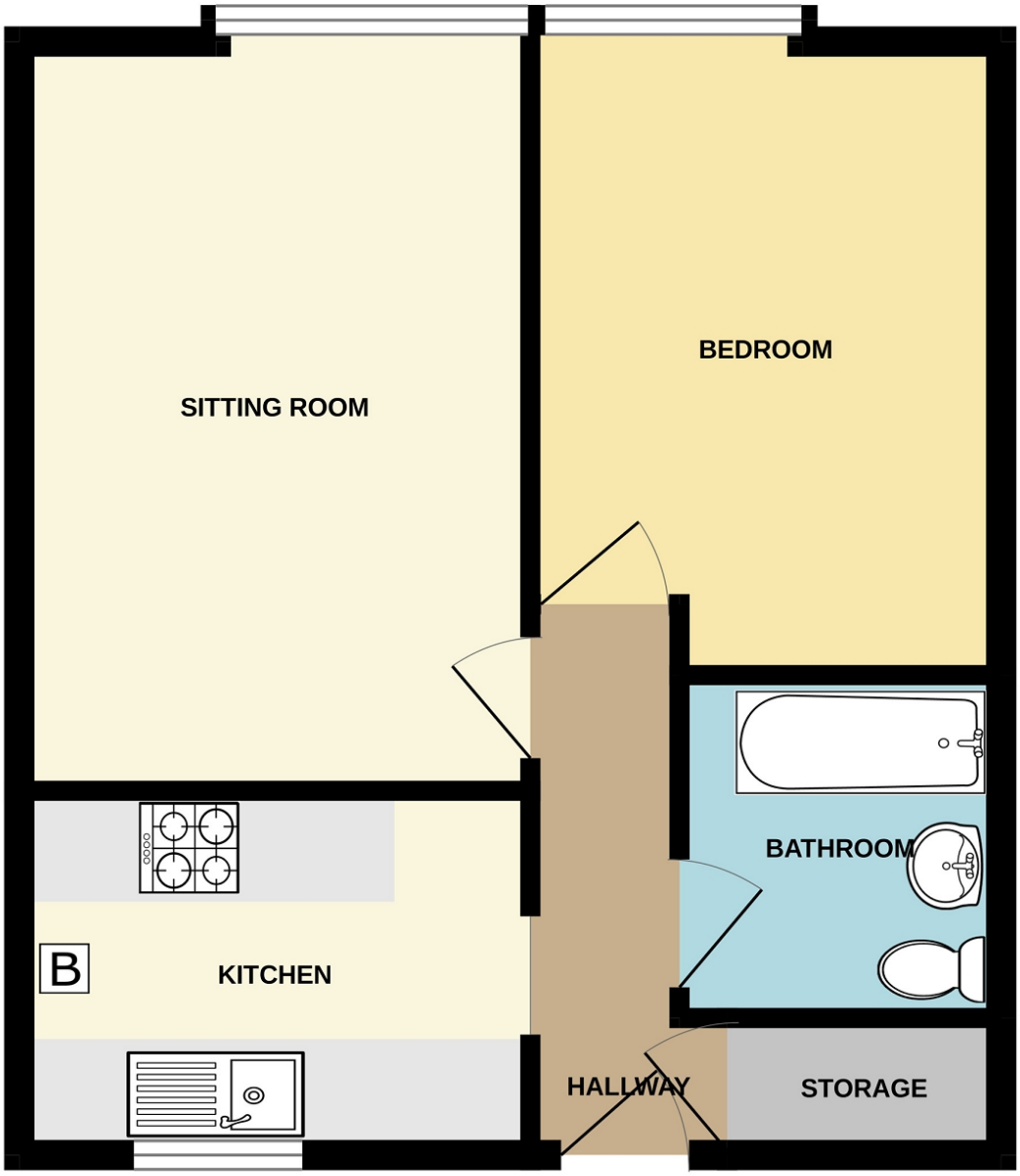
PLEASE NOTE

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.

EPC RATING

The EPC rating for this property is C75

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA : 421 sq.ft. (39.1 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.