



Flat 2 Wellington Court, Fernhill Lane, New Milton, Hampshire. BH25 5ST

£925 Monthly



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





**Flat 2 Wellington Court, Fernhill Lane, New Milton,
Hampshire. BH25 5ST**

£925 Monthly

A ground floor unfurnished one bedroom retirement flat to let situated in a convenient location just over the railway bridge opposite Ballard Lake. The flat is designed for the over 60's. Communal lounge and laundry room, communal parking and gardens.



COMMUNAL ENTRANCE

Provides access to communal hallway which benefits from heating, lighting and natural daylight with ground floor door providing access to:

ENTRANCE HALL (11' 8" X 2' 10") OR (3.56M X 0.87M)

Wall light point, smoke detector, power point, Dimplex storage heater, Tunstall emergency pull cord, wall mounted entry phone, door provides access to electric boiler, door provides access to:

SITTING ROOM/DINING ROOM (16' 0" X 10' 2") OR (4.88M X 3.09M)

Coving to ceiling, UPVC double glazed window facing front aspect, emergency pull cord, three wall uplighters, dado rail, power points, TV aerial connection point and telephone point, Dimplex storage heater, door provides access to:

KITCHEN (8' 4" X 7' 1") OR (2.53M X 2.17M)

Three ceiling spotlights, UPVC double glazed window facing front aspect. Comprehensive range of eye level and floor mounted light Oak kitchen units with laminated roll top work surfaces, tiled splash backs, stainless steel sink and monobloc mixer tap. Fitted full size Becko cooker which comprises of four ring hob, digital programmer, separate grill and oven beneath, space for upright fridge/freezer, space and plumbing for automatic washing machine. Belling filter hood, Smart meter, tiled splash backs, new wood effect Vinyl flooring.

BEDROOM (14' 8" X 8' 4") OR (4.46M X 2.55M)

Dual aspect room with double glazed windows facing front and side aspects, wall light points. Dimplex storage heater, power points, TV aerial point, emergency pull cord. Double opening mirror fronted wardrobe with hanging rail and shelving above. Telephone point.

SHOWER ROOM (7' 2" X 5' 11") OR (2.18M X 1.80M)

Ceiling light, cream coloured suite comprising low level WC, wash hand basin with easy lever taps with vanity unit beneath, wall mounted mirror, strip light and shaver socket, Dimplex convector heater, tiling to half height but to full height in shower area. Separate shower cubicle with Bristan electric shower with adjustable shower attachment, display shelving to one side. Newly fitted Vinyl flooring.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. 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 Wellington Court will be found on the 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. Require a survey? Visit our website www.rossnicholas.co.uk for further information. Require a survey? Visit our website www.rossnicholas.co.uk for further information.

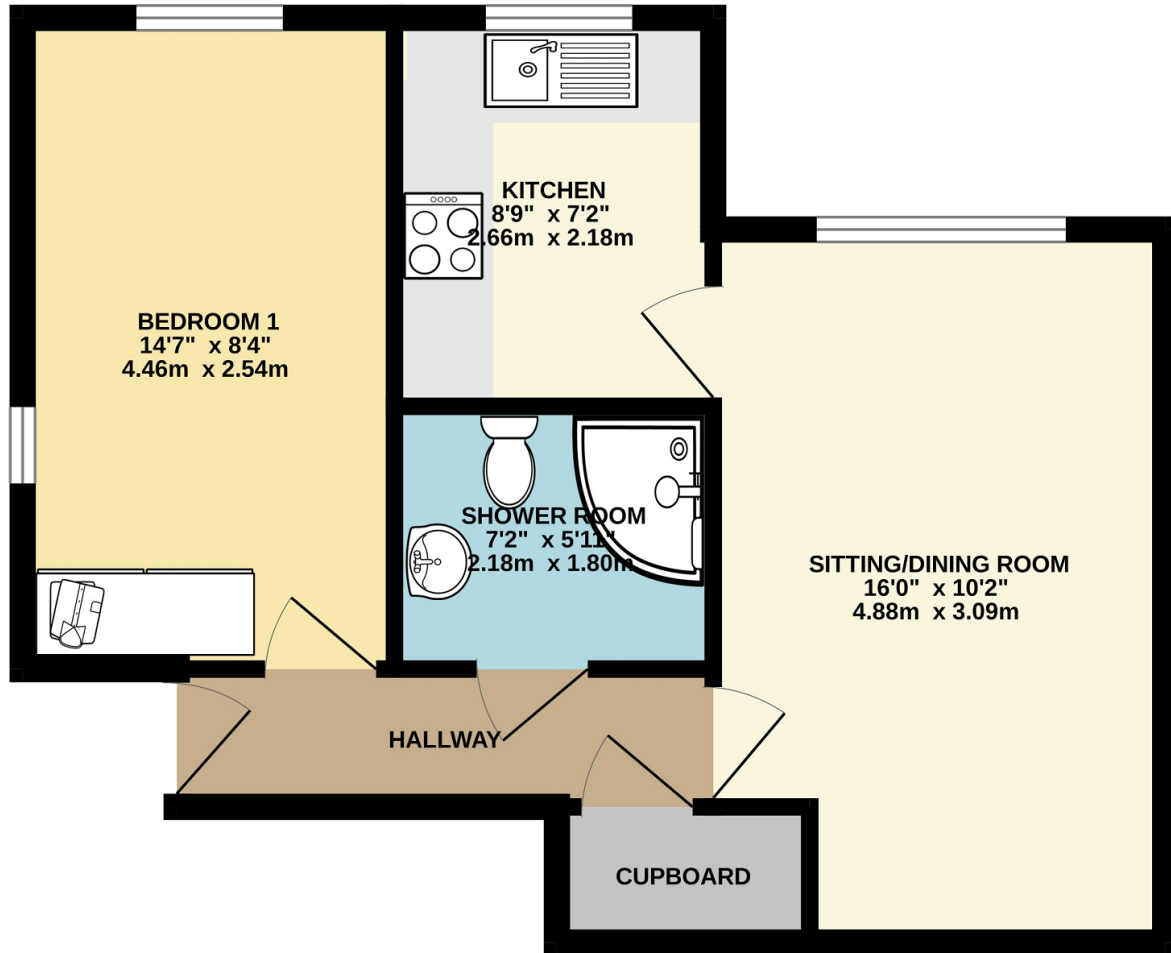
DEPOSIT - DPS

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.

EPC RATING

The EPC rating for this property is C69

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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