

24 Marryat Court Montagu Road, Highcliffe, Dorset. BH23 5JU

£1,275 Monthly







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



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A beautifully presented bright and surprisingly spacious two bedroom first and second floor maisonette available from December for long term tenants. The property benefits from a bright approximately Southerly aspect to the rear and will be let on an unfurnished basis. Further the property sits in well tended communal grounds and has a garage in the block nearby.







ENTRANCE HALL
Accessed via a UPVC double glazed entrance door with stairs rising to the first floor.



FIRST FLOOR LANDING
Cupboard housing the electric consumer unit, electric meter and gas meter. Shelving over. opaque glazed double doors then lead into the:

LIVING ROOM
A wonderfully bright and spacious room with large UPVC double glazed window overlooking the communal grounds to the front, focal point fireplace with freestanding electric fire set onto a faux marble hearth and surround with pre-cast mantel over. Ceiling light point, wall mounted double panelled radiator, power points, stairs to second floor. Open archway through to the:

DINING ROOM
Large UPVC double glazed window overlooking the communal gardens to the rear. Ceiling light point, wall mounted panelled radiator, power point. Archway through to the:



KITCHEN
Fitted with a good range of base and wall mounted White high gloss fronted cupboard and drawer units with areas of laminate roll top work surface over. Space and plumbing for washing machine and tall standing fridge/freezer with a stainless steel four burner Gas hob and oven at the end. Inset one and a quarter stainless steel sink unit with drainer adjacent and mixer tap over. UPVC double glazed window to rear, ceiling light point, part tiled walls and tiled splash back, spotlights over the hob area.

FROM THE LIVING ROOM, STAIRS RISE TO THE:

SECOND FLOOR LANDING
Large airing cupboard housing the gas fired combination boiler with shelving adjacent. Access into the roof space via large hatch. Ceiling light point.



BEDROOM 1
Situated to the front of the property with built in sliding door wardrobes housing hanging space with storage cupboards over, plenty of space for additional bedroom furniture if desired. UPVC double glazed window to the front overlooking the communal grounds, wall mounted panelled radiator, ceiling light point, power points. Door to:

EN-SUITE CLOAKROOM
Fitted with a white suite comprising Macerator low level flush WC and wall hung wash hand basin, tiled splash back, vinyl flooring, ceiling light.

BEDROOM 2
Situated to the rear of the property with a large UPVC double glazed window to the rear providing a winter sea glimpse. Built in wardrobe with sliding doors housing hanging space with storage cupboards over. Wall mounted panelled radiator, ceiling light point, power points.



BATHROOM
Fitted with a modern white suite comprising panel enclosed bath with mixer tap and independent shower fittings above, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. White ladder style towel radiator, ceiling light point, part tiled walls and tiled bath surround. UPVC opaque double glazed window to rear.

OUTSIDE
The property sits in well tended communal grounds laid mainly to lawn with some mature shrub, plant and tree borders and beds interspersed. Well maintained and lit communal pathways link through the development in turn leading to:

GARAGE & PARKING
The garage is situated in the middle (lower) block and is numbered accordingly with an up and over door for access. Parking is not allocated but is usually plentiful and is set a mixture of lined bays and on street (within the development) parking.

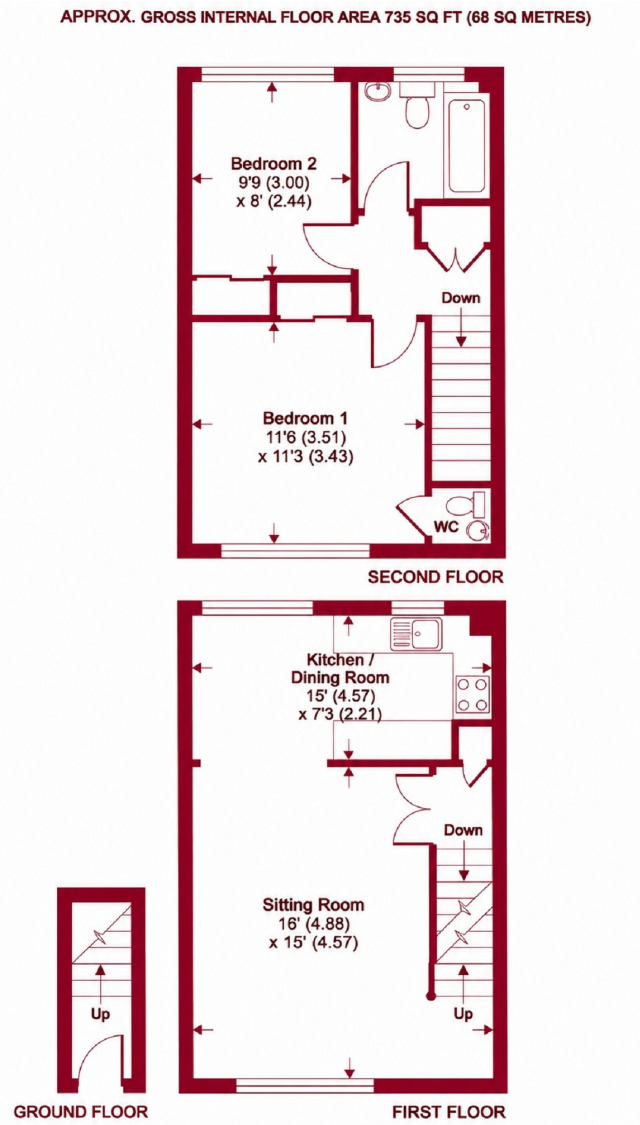
DIRECTIONAL NOTE
From our office proceed along Lymington Road going East and at the traffic lights turn right into Waterford Road. Take the third turning on the left into Montagu Road with Marryat Court well signed on the right hand side and the property numbered.

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.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 C75



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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.