100G Ringwood Road, Walkford, Dorset. BH23 5RF

£950 Monthly

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

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£950 Monthly

A spacious two bedroom unfurnished flat over two floors to rent in Walkford with GARAGE, close to local shops. Gas fired heating. Available from the 10th December 2026 onwards.

COMMUNAL STEPS

Accessed from the rear parking area, accessed via double opening doors, illuminated by outside sensor lighting and carpeted communal corridor provides access to the first door on the right leading to 100G. Yale and Chubb locks, letter box and door provides access to:

ENTRANCE HALL (13' 4" X 4' 9") OR (4.06M X 1.44M)

Coved and textured ceiling, smoke detector, ceiling light point, radiator, half turn staircase to first floor landing, understairs storage cupboard, power point and door provides access to:

SITTING ROOM (12' 8" X 11' 7") OR (3.86M X 3.54M)

Dual aspect room with coved and textured ceiling, ceiling light point, smoke detector, double panel radiator, TV aerial point, numerous power points, BT telephone point and archway provides access to:

KITCHEN/BREAKFAST ROOM (14' 8" X 6' 5") OR (4.46M X 1.95M)

Coved and textured ceiling, ceiling downlights and ceiling strip light. UPVC double glazed window facing towards Ringwood Road. Comprehensive range of eye level and floor mounted kitchen units in a light Maple style finish with granite grey style laminated roll top work surfaces with stainless steel sink with single drainer, hot and cold mixer tap. Fitted four ring hot plate with conventional oven and grill beneath, space and plumbing for automatic washing machine, space for upright fridge/freezer, tiled splash backs, tiled flooring, space for breakfast table, filter hood, numerous power points.

GROUND FLOOR WC (3' 8" X 2' 8") OR (1.12M X 0.82M)

The WC comprises of smooth finished ceiling, low level WC, storage cupboard above, additional cupboard to one side, access to electric meter and fuse box.

FIRST FLOOR LANDING (6' 2" X 2' 10") OR (1.88M X 0.87M)

Coved and textured ceiling, ceiling light point, double opening doors provide access to airing cupboard with storage cupboard above, access to combination gas fired central heating boiler with display platform beneath ideal for storage, access to boiler. Borrowed light window from bedroom through to landing providing natural daylight.

BEDROOM 1 (12' 0" X 8' 10") OR (3.67M X 2.68M)

Dual aspect room with double glazed windows facing a South/Easterly aspect. Coved and textured ceiling with ceiling light point. Double panel radiator, power points, double opening doors provide access to built-in storage cupboard.

BEDROOM 2 (9' 7" X 7' 3") OR (2.92M X 2.22M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front aspect, double panel radiator beneath. Bi-fold door provides access to storage wardrobe with fitted shelved recess to one side.

BATHROOM (6' 3" X 5' 11") OR (1.91M X 1.81M)

Cream coloured suite comprising panelled enclosed bath with mixer taps and shower attachment. Separate Gainsborough electric shower unit above with pull across shower curtain. Low level WC with push button waste, pedestal wash hand basin with hot and cold tap, tiling to half height and full height over bath area, radiator, Vinyl cushion flooring, wall mounted extractor.

OUTSIDE & GARAGE

To the rear of the building are parking bays for the use of the residential flats. The flat in question benefits from a single garage of brick construction under a flat felted roof and accessed via an up and over door. Re-cycling bins and dustbin area located at the base of the stairs hidden within a concealed compound and footpath provides return access to Ringwood Road.

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 New Milton proceed along Old Milton Road and take the second turning right into Gore Road. Proceed until reaching the T Junction with Ringwood Road. Turn right into and the flat will be found on the left hand side above the parade of shops.

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.

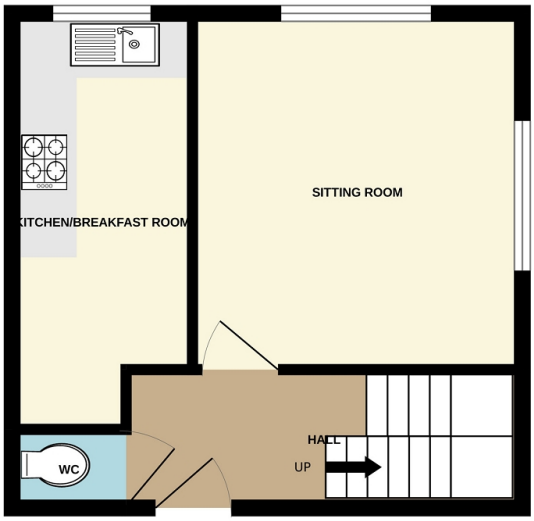
COUNCIL TAX

The council tax for this property is band B

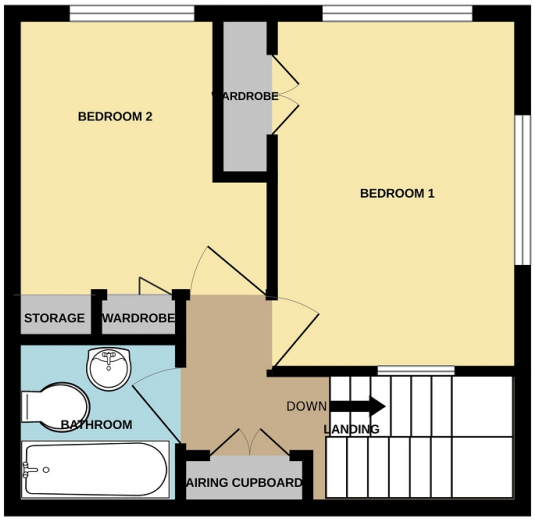
EPC RATING

The EPC rating for this property is D62

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



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TOTAL FLOOR AREA : 622 sq.ft. (57.8 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.