



20 Longleat Gardens, New Milton, Hampshire. BH25 5XF

£850 Monthly



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





20 Longleat Gardens, New Milton, Hampshire. BH25 5XF

£850 Monthly

A ground floor unfurnished one bedroom flat to let with garden. The property will be available from the 7th February 2025.



UNDERCOVER ENTRANCE PORCH

Accessed via footpath from main pavement. Outside sensor light, door provides access to outside storage cupboard and main front door leads to:

SITTING ROOM (13' 11" X 10' 4") OR (4.24M X 3.16M)

Narrows to 3.32m, textured ceiling, ceiling light point, UPVC double glazed window overlooking front garden aspect. Safety trip consumer unit, wall mounted storage heater, power points, TV aerial connection point. 'L' shaped room with glazed side screen provides light to hallway and door leads to:

HALLWAY

Smoke detector, ceiling light point, door provides access to deep understairs storage cupboard, door provides access to airing cupboard with hot water cylinder, door provides access to storage cupboard, power point, and door provides access to:

KITCHEN (5' 9" X 10' 0") OR (1.75M X 3.06M)

Three ceiling downlights with LED lamps, UPVC double glazed door with double glazed window to side with window opener providing aspect and access to rear garden. Comprehensive range of fitted storage cupboards to one wall. Eye level and base units with laminated roll top work surface. Stainless steel sink with hot and cold taps with tiled splash backs above. Fitted electric hob, fitted electric single oven and grill. Space and plumbing for automatic washing machine, space for tumble dryer or under counter fridge, power points, Vinyl cushion flooring.

BEDROOM (8' 11" X 13' 0") OR (2.71M X 3.97M)

Textured ceiling, ceiling light point, UPVC double glazed window overlooking the rear garden aspect. Wall mounted storage heater, power points.

SHOWER ROOM (6' 3" X 4' 10") OR (1.90M X 1.47M)

Modern white shower room comprising low level WC with push button flush. Wash hand basin with monobloc mixer tap with mirror fronted medicine cabinet above. Double glazed window facing side aspect with opaque glass. Full sized double shower cubicle with sliding shower door providing access to Mira electric shower unit with adjustable shower head. Enclosed ceiling light, Vinyl flooring.

FRONT GARDEN

Path leads to front door entrance as previously mentioned. Remainder of the garden is laid to lawn, side gate leads to rear garden.

REAR GARDEN

Enclosed by six foot high panelled fencing, gate to rear path. Patio adjoins the property, garden is laid to lawn, small garden storage shed.

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 down the road and take the second turning right into Gore Road. Proceed for approximately half a mile turning right into Stem Lane. Take the second of two turnings into Chatsworth Way then first right into Longleat Gardens.

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.

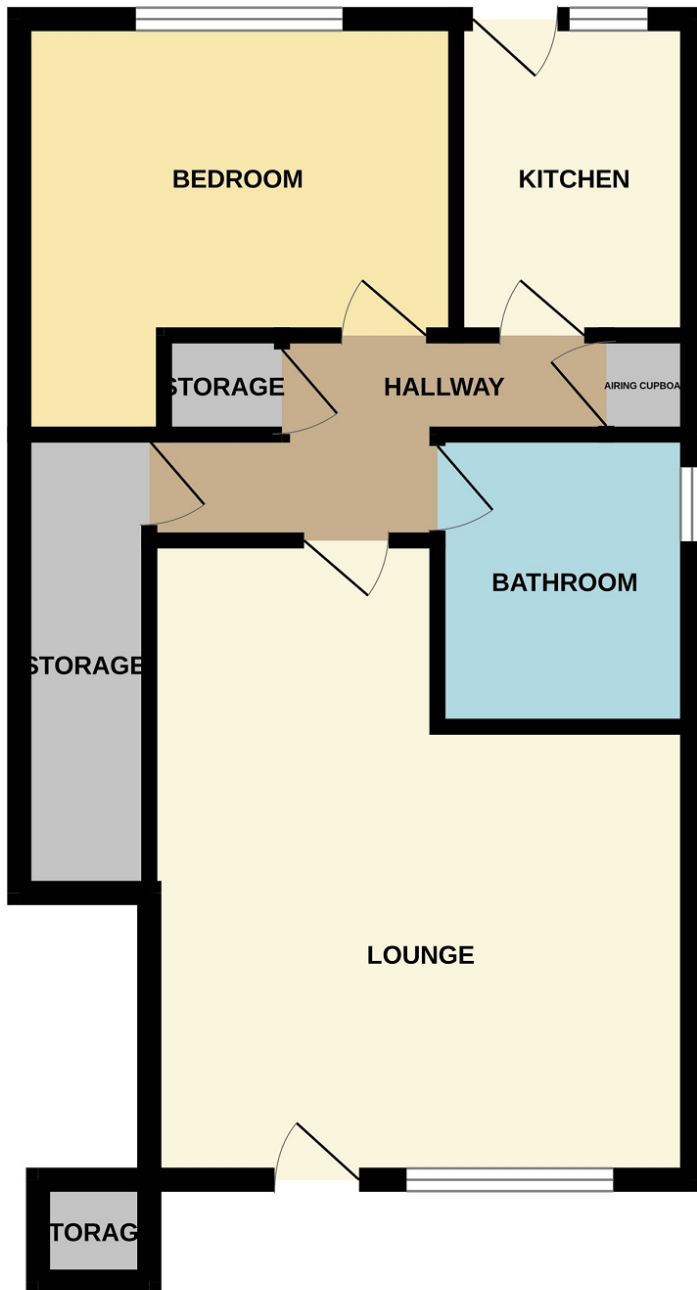
Complaints Procedure

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

EPC RATING

The EPC rating for this property is D67

GROUND FLOOR



ROSS NICHOLAS 01425 625500

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.
Made with Metropix ©2025

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.