



3a Duart Court, New Milton, Hampshire. BH25 6BW

£1,200 Monthly



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





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A modern end of terrace unfurnished property to let situated in a convenient location for New Milton and bus routes. Available from the 13 August 2025.



SITTING ROOM (15' 8" X 11' 2") OR (4.77M X 3.40M)

Accessed via UPVC double glazed door. Smooth finished ceiling, ceiling light point, smoke detector, access to safety trip consumer unit, staircase to first floor landing and storage cupboard. Understairs illuminated recess, wood strip flooring, numerous power points, TV aerial point, telephone connection point, balustrade staircase to first floor landing, square opening provides access to Kitchen.

KITCHEN (11' 1" X 7' 11") OR (3.38M X 2.42M)

Numerous ceiling downlights, heat detector, modern comprehensive range of eye level and floor mounted kitchen units in light cream colour with stainless steel handles with stainless steel four ring gas hob with Hotpoint fan assisted oven and grill beneath. Floor standing LG washing machine, please note if this goes wrong the Landlord will not replace but is left as a goodwill gesture. Stainless steel sink with single drainer and swan necked mixer tap, laminated grey roll top work surfaces, breakfast bar over radiator with additional storage cupboards above and wine rack. Tiled splash back, cutlery drawer with numerous drawers beneath. Double glazed window overlooking rear garden and door provides access to rear garden, under pelmet lighting.



FIRST FLOOR LANDING (6' 3" X 4' 10") OR (1.91M X 1.47M)

Smoke detector, ceiling light point, access to loft via roof hatch, radiator, power point, door provides access to:

BEDROOM 1 (11' 2" X 9' 4") OR (3.40M X 2.84M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking front aspect with double panelled radiator beneath, TV aerial point, door provides access over stair recess to wardrobe/cupboard with hanging rail and storage shelving beneath.

BEDROOM 2 (11' 2" X 7' 7") OR (3.40M X 2.32M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect, double panelled radiator with independent thermostat, TV aerial point, power point, telephone point.

BATHROOM (8' 0" X 4' 5") OR (2.45M X 1.35M)

Ceiling downlights, smooth finished ceiling, ceiling extractor, fully tiled walls, white suite comprising panelled enclosed bath with twin hand grips with hot and cold taps and separate shower mixer above with bi-fold shower screen to one side, wash hand basin with hot and cold taps, strip light and shaver socket above. Low level WC with push button flush, chrome effect heated towel rail, Vinyl cushion flooring.

FRONT GARDEN

Laid to lawn and is the responsibility of the tenant with shrub border to one side.

REAR GARDEN

Decking/paving area. Footpath provides access to garden storage shed, gate provides access to rear boundary access, remainder of the garden is laid to slate chippings for ease of maintenance, shrub border to one side which is the responsibility of the tenant. Outside water tap.

EPC RATING

Energy Rating Band C. Certificate number 0785-2801-6827-9991-3135

VIEWING

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 cross over at the traffic lights into Ashley Road and proceed until reaching High Ridge Crescent on the right turn into High Ridge Crescent then turn right into Willowdene Close proceed to the end of the road and Duart Court is located on the left-hand side.

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.

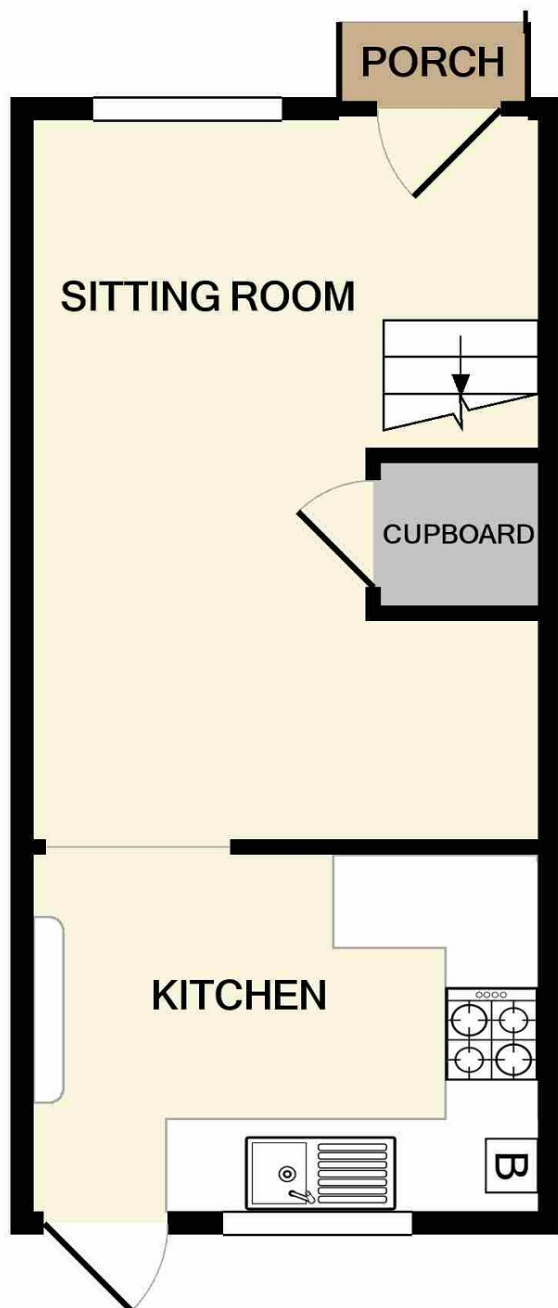
DEPOSIT - DPS

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

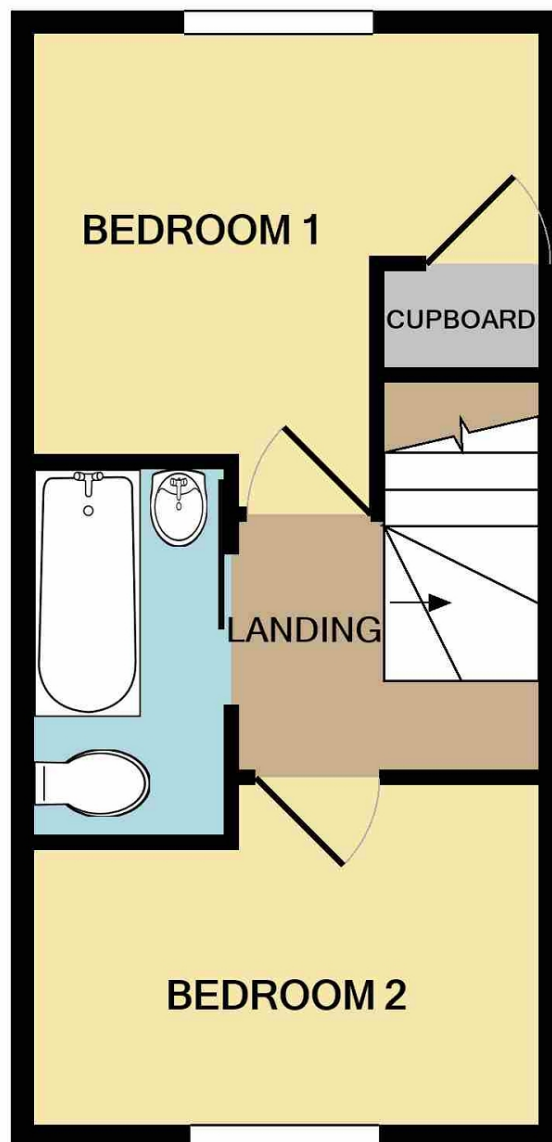
The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

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



GROUND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 264 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.