



8 Oakwood Court, Osborne Road, New Milton, Hampshire. BH25 6AB

£1,250 Monthly



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





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Available from the 1st August 2025 this well presented two bedroom first floor flat with garage offering well presented accommodation including a modern fitted kitchen and shower room with separate WC.



COMMUNAL ENTRANCE

Access via a UPVC double glazed front door, stairs rise to first floor landing with personal entrance door to the property.

ENTRANCE HALL

Two double storage cupboards, one housing the electric consumer unit with a rail and shelving over, the other having a double power point with shelving and space for utilities underneath. Airing cupboard with slatted shelving and wall mounted Gas fired combination boiler. Ceiling light point, wall mounted double panelled radiator.

LIVING/DINING ROOM (22' 1" X 13' 9") OR (6.74M X 4.20M)

Narrowing in part to 2.89m. A lovely sized room with large UPVC double glazed window to the front providing a view over the communal grounds to the front. Focal point wall hung contemporary electric fireplace with remote control, large wall hung double panelled radiator, two ceiling light points, numerous power points.

KITCHEN (10' 11" X 6' 11") OR (3.33M X 2.10M)

Fitted with a range fo base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Inset four burner Gas hob with electric fan assisted oven beneath and filter extractor canopy over. Under counter fridge. Automatic washing machine. Inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC double glazed window to front aspect, ceiling light point, part tiled walls and tiled splash back.

BEDROOM 1 (13' 6" X 8' 11") OR (4.12M X 2.71M)

UPVC double glazed window to front aspect, fitted wardrobes with hanging space and shelving, matching dressing table with stool recess and bedside cabinet and headboard. Wall mounted panelled radiator, ceiling light point, power points.

BEDROOM 2 (13' 6" X 6' 10") OR (4.12M X 2.09M)

Space for bedroom furniture, UPVC double glazed window to front, ceiling light point, power points, wall mounted panelled radiator.

SHOWER ROOM

Fitted with a corner enclosed shower cubicle with concertina glazed door and chrome fitments, inset wash hand basin with vanity unit beneath, fully tiled walls, wall light point with integrated shaver point, white ladder style towel radiator, ceiling light point.

CLOAKROOM

Fitted with a low level flush WC, part tiled walls, wall mounted mirror fronted medicine cabinet, display shelving beneath, ceiling light point.

OUTSIDE

The property sits in immaculately maintained communal grounds laid mainly to lawn with mature shrub and hedge borders. To the rear of the block there is a fair amount of communal car parking available on a first come first served basis.

GARAGE

Sited to the rear of the block with metal up and over door.

DIRECTIONAL NOTE

From our office in New Milton proceed up the High Street towards the train station taking the last right hand turning at the end of the High Street into Osbourne Road. Continue along here until reaching Oakwood Court on the left hand side just past the end of York Avenue opposite.

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.

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 band C.



FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



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TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, the 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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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.