



**3 Moorlands Flat Old Milton Road, New Milton, Hampshire. BH25 6EB**

**£1,100 Monthly**



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





## **3 Moorlands Flat Old Milton Road, New Milton, Hampshire. BH25 6EB**

### **£1,100 Monthly**

A recently decorated unfurnished ground floor two bedroom flat to let. The flat is located within easy walk of local shops, access to New Milton town centre, mainline railway, leisure facilities. Modern kitchen and bathroom, long term rental required, allocated parking for one vehicle.



## COMMUNAL ENTRANCE

Provides access to communal corridor with Flat 3 being located on the ground floor on the left-hand side. Main front entrance door with fanlight window, Yale style lock provides access to:



## ENTRANCE HALL (10' 2" X 6' 8") OR (3.10M X 2.02M)

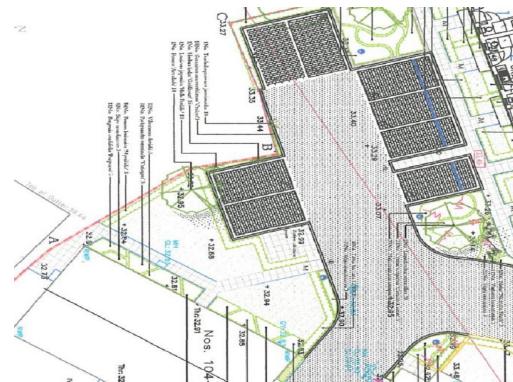
Spacious in size, smooth finished ceiling, ceiling light point, smoke detector, access to safety trip consumer unit, power points, CO detector, door bell, newly fitted carpets and re-decorated throughout with new internal doors with chrome door furniture, the hallway is large enough to house a desk if required due to the size. Door provides access to airing cupboard with Worcester gas fired central heating boiler with slatted shelving beneath and floor storage, door provides access to:

## SITTING ROOM (14' 5" X 10' 5") OR (4.39M X 3.18M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking front communal garden, large single panelled radiator beneath with independent thermostat, three wall light points, one ceiling light point, TV aerial connection point, numerous power points, fitted curtains, additional single panelled radiator with independent thermostat and sliding door provides access to:

## KITCHEN (10' 11" X 8' 0") OR (3.33M X 2.44M)

Smooth finished ceiling, LED ceiling light, heat detector, wall mounted extractor, newly fitted kitchen with comprehensive range of eye level and floor mounted kitchen units in light grey with laminated work top surface areas with stainless steel one and a half bowl sink unit with single drainer and swan necked mixer tap, UPVC double glazed window overlooking garden and parking area to rear. Space and plumbing for automatic washing machine, space for upright fridge/freezer, double panelled radiator with independent thermostat, UPVC double glazed door provides access to private courtyard on the South side of the building. Newly fitted Vinyl flooring, tiled splash backs to half height, numerous power points, fitted Lamona ceramic touch screen hob with glazed splash back with extractor above. Lamona single oven and grill which is fan assisted beneath.



## BEDROOM 1 (10' 10" X 10' 3") OR (3.31M X 3.12M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator beneath with independent thermostat, fitted curtains to windows, numerous power points, telephone point and double opening sliding doors provide access to hanging space and fitted shelf within.

## BEDROOM 2 (9' 9" X 7' 5") OR (2.96M X 2.25M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, curtain poles, radiator beneath with independent thermostat, power points.

## BATHROOM (7' 5" X 6' 6") OR (2.26M X 1.97M)

Newly fitted bathroom, smooth finished white ceiling with enclosed ceiling light. UPVC double glazed window facing rear aspect with roller blind. White suite comprising panelled enclosed bath with mixer taps and separate shower mixer above with adjustable shower attachment, bi-fold shower screen. Low level WC with push button flush, wash hand basin with monobloc mixer tap, tiling to full height over bath area and to half height to external wall. Chrome effect heated towel rail, Vinyl cushioned flooring in light grey plank effect.

## OUTSIDE

The property benefits from one allocated parking bay to the rear. Communal gardens are maintained by the Freeholders and windows are cleaned on the outside of the building once every six to seven weeks.

## VIEWING ARRANGEMENTS

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 proceed down the road and Moorlands will be found on the right almost opposite the New Milton junior school.

## WEBSITE

[www.rossnicholas.co.uk](http://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.

## DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk)

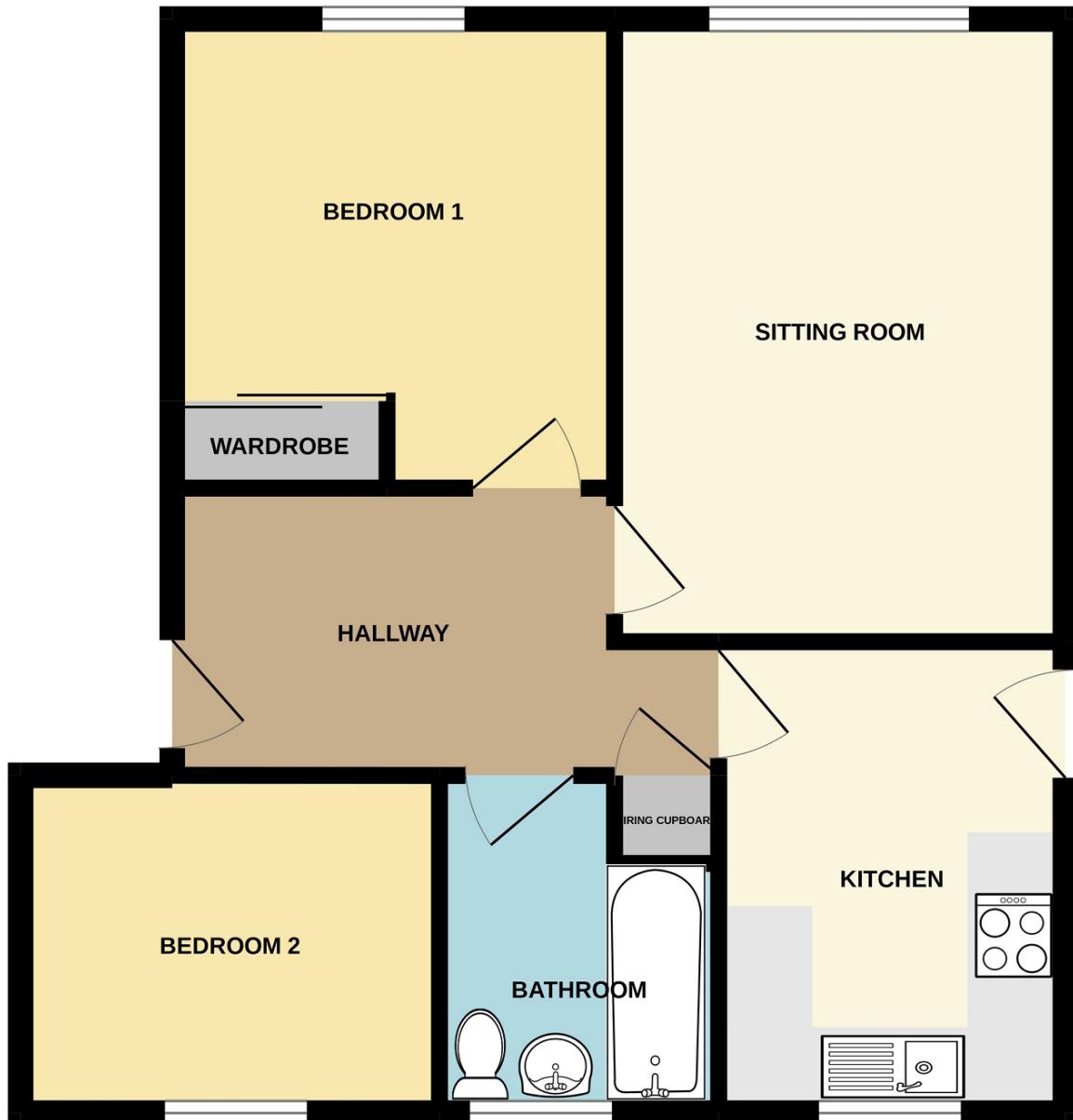
## DEPOSIT INFORMATION

Holding fee for this property is £250. First months rent will be £1100, Deposit for DPS will be £1265.

## EPC RATING

The EPC rating for this property is D67

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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.