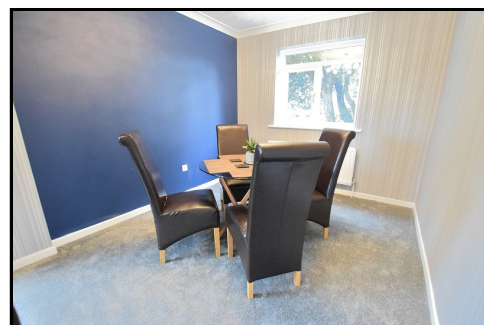




**5 Richmond Court, Spencer Road, New Milton, Hampshire. BH25 6EP**

**£1,295 Monthly**



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

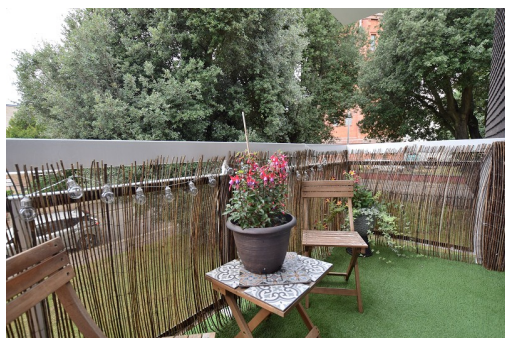




**5 Richmond Court, Spencer Road, New Milton, Hampshire.  
BH25 6EP**

**£1,295 Monthly**

A first floor spacious three bedroom apartment situated in well kept communal grounds close to the centre of New Milton. The flat benefits from a balcony and garage. The flat is within close proximity of main shopping area, medical facilities and mainline railway. Available end of July 2025.



**COMMUNAL ENTRANCE**

Provides access to communal corridors with staircase leading to first floor which provides access to:

**ENTRANCE HALL**

Accessed via entrance door with Yale and Chubb locks, letter box and spy hole. Coving to ceiling, two ceiling light points, smoke detector, power point, wall mounted digital central heating thermostat, radiator, entry phone, two sets of double opening wardrobes provide access to hanging rails and broom cupboard with additional storage above, door provides access to meter cupboard with fuse box beneath and fitted shelving within and square opening provides access to:

**SITTING ROOM (14' 4" X 11' 6") OR (4.37M X 3.51M)**

Coving to ceiling, ceiling light point, attractive fireplace surround with tiled hearth and wooden mantel, TV aerial point, power point, double panelled radiator, recently fitted sliding patio door with matching side screens to either side providing access to balcony which measures 3.42m x 1.43m and overlooks Spencer Road and Osborne Road and water tower. Room continues to provide access to:

**DINING AREA (11' 1" X 9' 2") OR (3.38M X 2.79M)**

Coving to ceiling, ceiling light point, UPVC double glazed window facing a Northerly aspect overlooking the communal gardens with views toward the Water Tower in Osborne Road with radiator beneath.

**KITCHEN (11' 1" X 10' 1") OR (3.38M X 3.07M)**

Quality fitted kitchen comprising eye level and floor mounted storage units with laminated roll top work surfaces. One and a half bowl stainless steel sink with single drainer and detachable swan necked mixer tap above. Floor standing Zanussi electric double oven and grill with four ring ceramic hob, glass splash back above and filtration unit above with lighting in a matching mirrored glass finish. Space and plumbing for automatic washing machine and dishwasher, space for under counter tumble dryer. Integrated fridge and freezer, large pull-out cutlery drawer with cutlery rack, two large pan drawers beneath. Eye level cupboards with shuttered doors providing access to shelving within, tiled splash backs, wall mounted gas fired central heating boiler, attractive wood effect laminate flooring. Large UPVC double glazed window overlooking communal gardens with views towards the water tower and Swallows Ridge. Upright heated radiator with independent thermostat, power points.

**BEDROOM 1 (15' 0" X 11' 0") OR (4.56M X 3.35M)**

Coving the ceiling, ceiling light point, UPVC double glazed window overlooking the rear of the building with views of the communal gardens and towards the garage blocks. Radiator beneath, power points, built-in double opening wardrobe with hanging rail and storage cupboard above.

**BEDROOM 2 (12' 1" X 8' 0") OR (3.69M X 2.45M)**

Coving to ceiling, ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath, power points.

**BEDROOM 3 (12' 2" X 7' 9") OR (3.71M X 2.35M)**

Coving to ceiling, ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath, power points and door provides access to storage cupboard.

**CLOAK ROOM (5' 6" X 2' 7") OR (1.68M X 0.79M)**

Modern fitted suite with attractive tiled flooring with matching feature wall with low level WC with concealed cistern with push button flush with UPVC double glazed window above. Recessed wall mounted wash hand basin with monobloc mixer tap, ceiling light.

**BATHROOM (8' 9" X 4' 9") OR (2.67M X 1.45M)**

Ceiling light, opaque UPVC double glazed window facing rear aspect. Modern white suite comprising shower/bath with adjoining shower screen with mixer taps. Pop-up waste and separate recessed shower mixer with adjustable shower attachment and overhead rainwater shower. Low level WC with concealed cistern and push button flush with adjoining wash hand basin and vanity unit beneath with monobloc mixer tap above. Attractive floor to ceiling height tiling, fully tiled floor, chrome effect towel rail.

**OUTSIDE**

Located to the rear of the building and accessed from Osborne Road a tarmac drive provides access to the single garages, each flat benefiting from an individual garage with parking adjacent to the garage doors. Concealed dustbin area to one side. To the rear of the building is a walled communal garden with open plan communal gardens which surround the remaining part of the building.

**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 cross over at the traffic lights into Ashley Road and take the first turning left into Spencer Road where Richmond Court will be found on the right.

**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.



EPC RATING

The EPC rating for this property is C69

GROUND FLOOR  
961 sq.ft. (89.2 sq.m.) approx.



ROSS NICHOLAS & COMPANY  
TOTAL FLOOR AREA : 961 sq.ft. (89.2 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 errors, 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.