



**67 Camden Hurst, Milford On Sea, Lymington, Hampshire. SO41 0WP**

**£1,400 Monthly**



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





## **67 Camden Hurst, Milford On Sea, Lymington, SO41 0WP**

## **£1,400 Monthly**

A well presented two bedroom Ground Floor unfurnished flat to let situated in a sought after development in Milford on Sea. The flat benefits from a Sitting/Dining Room, Kitchen, Utility Room, 2 Bedrooms, En-Suite Shower Room to Bedroom One, main Bathroom. Communal Grounds, underground allocated parking.



## COMMUNAL ENTRANCE

Entry phone system providing access to well maintained communal corridors and fire door provides access to the Inner Hall leading to the Ground Floor flat. Outside sensor light, fitted fire door with chrome door furniture providing access to:

## ENTRANCE HALL (21' 4" X 9' 1") OR (6.50M X 2.78M)

Coved and smooth finished ceiling, two ceiling light points, radiator with independent thermostat, power points, Drayton central heating thermostat, door provides access to airing cupboard with digital programmer for central heating and hot water, slatted shelving above and pressurised Ariston hot water system below. Feature stained glass door provides access to:



## SITTING ROOM (19' 0" X 12' 5") OR (5.80M X 3.78M)

Coved and smooth finished ceiling, sliding patio doors overlooking the South facing aspect with access to private patio and overlooking the communal gardens. The communal gardens are walled and front towards Milford sea front with sea glimpses beyond. Patio doors benefit from bi-fold shutters, double panelled radiator with independent thermostat, stainless steel style switches and sockets, TV aerial point and room continues to provide access to Dining Area.

## DINING AREA (12' 2" X 8' 10") OR (3.72M X 2.69M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing side aspect with fitted window shutter, double panelled radiator with independent thermostat, power points, ceiling light and room continues to provide access to:

## KITCHEN (9' 0" X 8' 2") OR (2.74M X 2.49M)

Comprehensive range of eye level and floor mounted kitchen units with stainless steel style handles with Granite Grey working surfaces with contrasting tiles and floor tiles. Fitted Diplomat four ring ceramic touch screen hob. Extractor above. Eye level Bosch stainless steel double fan assisted oven with grill with storage cupboards above and beneath. Integrated fridge and freezer. Cupboard provides access to gas meter. One and a half bowl sink unit with single drainer with swan necked mixer taps above. UPVC double glazed window overlooking the South facing communal gardens. Numerous power points, TV aerial connection point, under unit lighting, integrated dishwasher, wine cooler, cutlery and pan drawers.

## UTILITY ROOM (8' 8" X 5' 8") OR (2.63M X 1.73M)

Coved and smooth finished ceiling, ceiling light, comprehensive range of eye level and floor mounted kitchen units with Granite Grey work top surfaces with contrasting floor and wall tiles, floor standing LEG washing machine, (please note if this goes wrong it will not be replaced) under counter fridge/freezer (once again if this goes wrong it will not be replaced) pace and power for condensing tumble dryer. Access to safety trip consumer unit, power point, wall mounted extractor fan.



## BEDROOM 1 (19' 0" X 9' 11") OR (5.80M X 3.01M)

Coved and smooth finished ceiling, sliding patio doors provide overlook the South facing communal gardens, fitted window shutters, numerous power points, telephone connection point, double panelled radiator with independent thermostat, comprehensive range of fitted wardrobes one of which has a mirror fronted door. Hanging and shelving within. Chest of drawers, wall mounted mirror, ceiling light and door provides access to:



## EN SUITE SHOWER ROOM (9' 3" X 5' 8") OR (2.82M X 1.72M)

Modern En-Suite shower room with fully tiled walling, bi-fold door provides access to shower cubicle, thermostatic control shower mixer with shower attachment above. Low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap with pop-up waste with vanity unit beneath, wall mounted mirror and low voltage lighting above. Comprehensive range of floor mounted and wall mounted storage cupboards, shaver socket, opaque UPVC double glazed window facing side aspect. Fitted window shutters.

## BEDROOM 2 (15' 11" X 9' 3") OR (4.85M X 2.81M)

Coved and smooth finished ceiling, ceiling light, UPVC double glazed window overlooking a South/Westerly aspect with views over the communal gardens. Fitted window shutters. Double panelled radiator with independent thermostat, range of wardrobes some with mirror fronted doors, providing access to a mixture of hanging and shelving within. Wall mounted mirror, numerous power points.

## BATHROOM (8' 10" X 5' 8") OR (2.69M X 1.72M)

Ceiling light fitting, Vinyl cushion flooring, comprehensive range of eye level and floor mounted storage cupboards, wash hand basin with pop-up waste with monobloc mixer tap, wall mounted mirror and low voltage lighting above, shaver socket, low level WC with push button flush with hidden cistern, shower bath with glazed shower screen with shower and bath mixer taps with overhead shower attachment. Wall mounted extractor, heated chrome effect towel rail.

## OUTSIDE

Underground allocated car parking. Additional parking on site (not allocated) Attractive and well maintained communal grounds. Games/function /club room, hard tennis court, all weather bowling green and petanque pitch. SWIMMING POOL outside and heated from May to October please note TENANTS NOT ALLOWED TO USE UNTIL THEY HAVE BEEN RENTING FOR ONE YEAR.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in New Milton follow the signposts for Milford on Sea. Camden Hurst will be found in Pless Road located on your left.

## PLEASE NOTE

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.

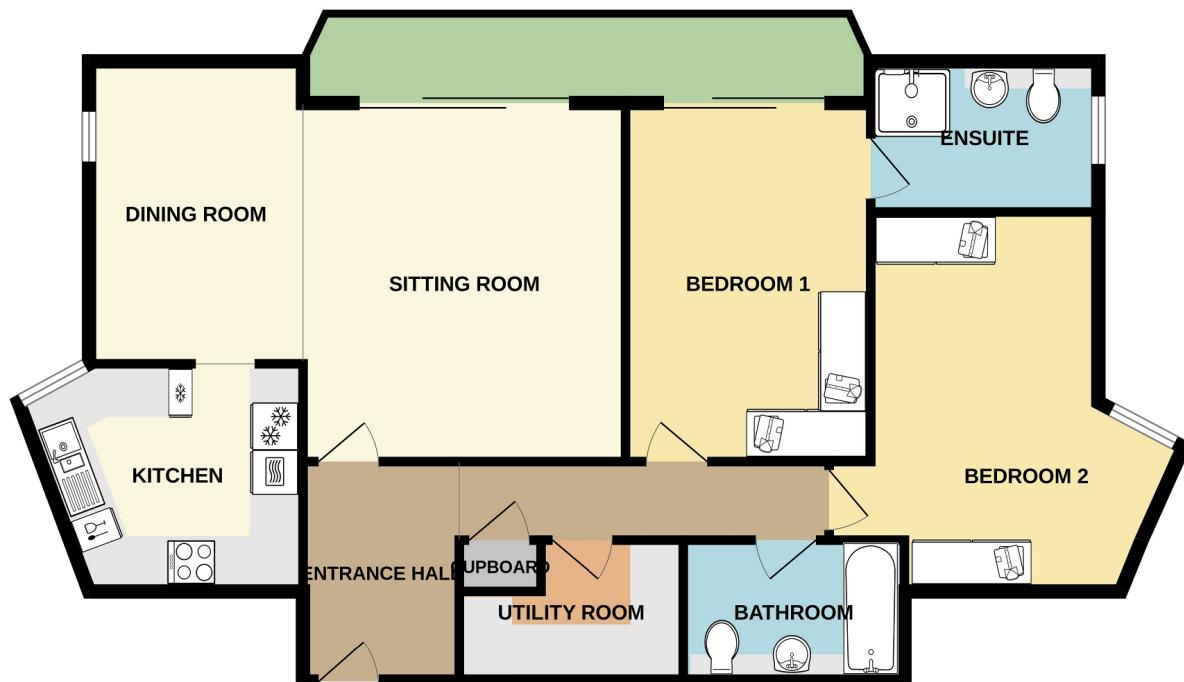
## DEPOSIT - DPS

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

## EPC RATING

The EPC rating for this property will be carried out shortly.

GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 979 sq.ft. (90.9 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.