



41 Aspen Place, New Milton, Hampshire. BH25 6NX

£1,150 Monthly



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





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A first floor two bedroom totally refurbished unfurnished flat to rent situated in a convenient location for New Milton town centre.



ENTRANCE HALL

Outside light and UPVC double glazed door leading to Entrance Hall with double glazed frosted glass window facing front aspect towards Mount Avenue. Cupboard provides access to safety trip consumer unit, double power point, tiled flooring, radiator with independent thermostat and staircase provides access to First Floor Lobby.

LOBBY

located on first floor with ceiling light, UPVC double glazed window facing side aspect, coved and smooth finished ceiling and glass door provides access to hallway.

LANDING (17' 1" X 3' 3") OR (5.20M X 1.0M)

Coved and smooth finished ceiling, access to loft with pull down loft ladder, ceiling light point, mains voltage smoke detector, square opening provides access to:

SITTING ROOM (18' 9" MAX X 11' 4") OR (5.72M MAX X 3.45M)

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window facing a Westerly aspect overlooking the communal gardens towards Mount Avenue. Additional double glazed window facing a Northerly aspect located in recess making an ideal computer area with two double power points. Main Sitting Room benefits from TV aerial point, numerous power points, double panelled radiator with independent thermostat.

KITCHEN (11' 8" X 9' 11") OR (3.55M X 3.02M)

Coved and smooth finished ceiling, six LED downlights, ceiling heat detector, UPVC double glazed window facing an Easterly aspect with views of the communal gardens. Comprehensive range of eye level and floor mounted kitchen units in a light grey colour with stainless steel style handles with laminated wood block effect working surfaces. Stainless steel single drainer sink unit with monobloc mixer tap, fitted Lamona four ring ceramic hob with Lamona fan assisted oven and grill beneath. Plumbing for automatic washing machine, space for upright fridge/freezer, Laminate wood effect flooring, space for breakfast table, double panelled radiator with independent thermostat, tiled splash backs, numerous power points, wall mounted extractor, cutlery drawer with three additional storage drawers beneath.

BEDROOM 1 (11' 11" X 11' 5") OR (3.64M X 3.48M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing a Westerly aspect, radiator beneath with independent thermostat. Power points.

BEDROOM 2 (13' 11" X 8' 0") OR (4.25M X 2.44M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing an Easterly aspect. Telephone point, radiator with independent thermostat, power points.

SHOWER ROOM (7' 10" X 6' 4") OR (2.38M X 1.93M)

Modern shower room with low level WC and concealed cistern with push button flush. Wash hand basin with monobloc mixer tap, pop-up waste with vanity unit beneath with splash back above, glazed shower cubicle with sliding door provides access to Grohme shower mixer bar with adjustable shower attachment. LED ceiling downlights, ceiling extractor, laminate flooring, heated chrome effect towel rail, opaque double glazed towel rail.

OUTSIDE

Communal grounds, on street parking.

VIEWING ARRANGEMENTS

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

DIRECTIONAL NOTE

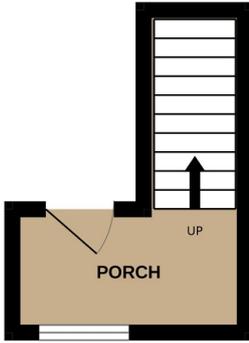
From our Office in Old Milton Road turn right at the traffic lights into Station Road then take the second turning right into Barton Court Road. Take the the first turning left into Mount Avenue then second left into Aspen Place.

DEPOSIT - DPS

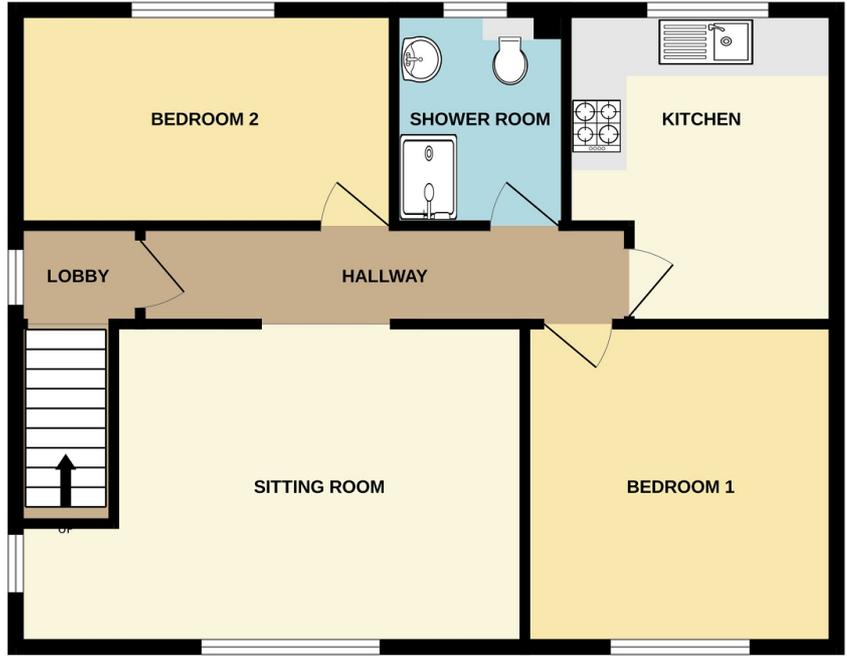
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

THE EPC RATING FOR THIS PROPERTY IS C72

GROUND FLOOR
66 sq.ft. (6.2 sq.m.) approx.



FIRST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 776 sq.ft. (72.0 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.