



**3 Conway Court Stirling Close, New Milton, Hampshire. BH25 6AR**

**£1,195 Monthly**



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

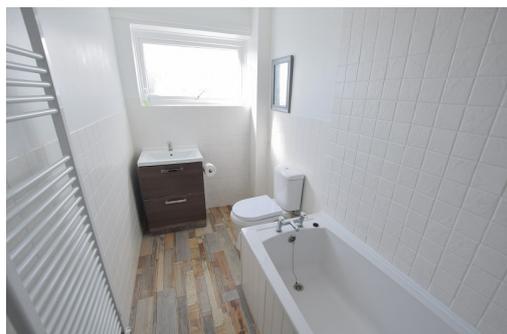




**3 Conway Court Stirling Close, New Milton, Hampshire.  
BH25 6AR**

**£1,195 Monthly**

A top floor two bedroom unfurnished flat to let situated within a short distance of New Milton Town Centre. The property benefits from a Balcony, Garage in nearby block and communal grounds with drying area to one side.



## COMMUNAL ENTRANCE

Communal ground floor entrance door provides access to communal corridor and two flights of stairs to second floor landing each landing provides access to three flats with communal lighting, smoke alarms, double glazing flooding the area with natural light and the corridors benefit from recently fitted carpet. Main front door with spyhole, letter box and Chubb locks and Yale lock provides access to:

## ENTRANCE HALL (9' 5" X 6' 2") OR (2.86M X 1.89M)

Smooth finished ceiling, ceiling light, wall mounted digital heater, cupboard provides access to electric meter which houses modern style consumer unit, door provides access to airing cupboard with lagged hot water cylinder with slatted shelving beneath and power point to main hallway. Telephone point and door provides access to:

## SITTING ROOM/DINING ROOM (14' 4" X 11' 5") OR (4.38M X 3.49M)

Ceiling light point, dual aspect room providing stunning views over neighbouring gardens and beyond. UPVC double glazed door provides access to BALCONY. TV aerial point, numerous power points, wall mounted electric heater with digital thermostat and digital programmer, Sky connection point.

## KITCHEN (13' 2" X 8' 3") OR (4.02M X 2.52M)

Smooth finished ceiling, ceiling lights. UPVC double glazed window facing a South/Westerly aspect. Modern kitchen benefits from matt white fronted units with wood grain effect work surfaces with breakfast bar, space for automatic washing machine and tumble dryer. Space and plumbing for dishwasher. Floor standing full width cooker with four ring ceramic hob with grill and oven beneath. Upright fridge/freezer, broom cupboard designed for ironing board. Nest of four storage drawers, under unit LED lighting, wood laminate effect flooring. One and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Power points, tiled splash back.

## BEDROOM 1 (13' 5" X 11' 1") OR (4.09M X 3.37M)

Ceiling light point, UPVC double glazed window with views facing East. Comprehensive range of fitted wardrobes to one wall with recess to one side. Wall mounted electric digital radiator with thermostat and programmer, power points.

## BEDROOM 2 (10' 0" X 10' 4") OR (3.06M X 3.16M)

Smooth finished ceiling with ceiling light point, UPVC double glazed window facing a South/Westerly aspect, power points, wall mounted electric heater with digital thermostat, power points.

## BATHROOM (10' 1" X 4' 11") OR (3.07M X 1.51M)

Modern white suite comprising panelled enclosed bath with mixer taps with separate Mira electric shower unit above with pull across shower curtain. Tiling to full height above bath area, wall mounted heated towel rail, low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath, opaque double glazed window, Vinyl cushion flooring in wood effect finish, ceiling light.

## OUTSIDE

There is parking located behind the building with additional on street parking surrounding the property. To one side of the property is a rotary clothes line drying area with screens to one side. The gardens are well kept mainly laid to lawns with flower and shrub borders.

## GARAGE IN BLOCK

Garage is located in a nearby block and benefits from up and over door of brick construction under a flat felted roof.

## 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 proceed over the traffic lights into Ashley Road and take the 6th turning left into Warwick Avenue then second left into Stirling Close.

## 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 that 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.

## EPC RATING

The EPC rating for this property is E40



# SECOND FLOOR FLAT



ROSS NICHOLAS & COMPANY 01425 625500

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.  
Made with Metropix ©2024

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