



**Flat 3 Keswick Ct Keswick Road, New Milton, Hampshire. BH25 5JQ**

**£1,200 Monthly**



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





**Flat 3 Keswick Ct Keswick Road, New Milton, Hampshire.  
BH25 5JQ**

**£1,200 Monthly**

A two bedroom unfurnished first floor flat with garage available to Let.

Entrance Porch - Staircase to First Floor Landing - Kitchen - Sitting Room - Two Bedrooms - Bathroom - Garage - Communal Gardens and Drying Area.



## **UNDER COVER ENTRANCE**

Undercover entrance with light provides access to UPVC double glazed door with matching side screen.

## **ENTRANCE HALL (5' 9" X 4' 4") OR (1.76M X 1.33M)**

Coved and textured ceiling, ceiling light point, power point, door provides access to under stairs storage cupboard with electric heater and safety trip consumer unit and half turn staircase provides access to:

## **FIRST FLOOR LANDING (5' 9" X 4' 9") OR (1.74M X 1.46M)**

Benefits from light, power point, double glazed window and glazed door provides access to:

## **SITTING ROOM (16' 0" X 13' 11") OR (4.88M X 4.23M)**

Coved and textured ceiling, ceiling light point, large UPVC double glazed window overlooking front aspect. Attractive fireplace surround with coal effect fire, TV aerial point, power points, double panelled radiator, recently fitted carpets throughout the flat on the first floor, glazed door to Inner Hallway and glazed door to:

## **KITCHEN (16' 0" X 9' 5") OR (4.88M X 2.88M)**

Two ceiling LED light batons, large UPVC double glazed window overlooking rear aspect, range of floor mounted storage cupboards providing a basic arrangement of storage and working areas. Cutlery drawer and storage drawers beneath. Broom Cupboard, Pantry Cupboard, Vinyl cushion flooring, double panelled radiator, space for breakfast table, space for upright fridge/freezer, space and plumbing for automatic washing machine, floor standing electric cooker, tiled splash backs, power points.

## **INNER HALL (5' 10" X 3' 2") OR (1.77M X 0.96M)**

Ceiling light, smoke detector, double opening doors provide access to boiler cupboard with CO detector within and door provides access to:

## **BEDROOM 1 (15' 5" X 11' 1") OR (4.71M X 3.38M)**

Ceiling light point, UPVC double glazed window facing front aspect, radiator beneath with independent thermostat, power points, two sets of built-in wardrobes with central dressing table with two pull-out drawers, knee hole beneath, mirror and light above with additional storage cupboard.

## **BEDROOM 2 (12' 5" X 9' 9") OR (3.79M X 2.96M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing side aspect with radiator beneath with independent thermostat, sliding wardrobe doors provide access to generous hanging space and shelf within with dressing table to one side with four storage drawers, knee hole, mirror and light above. Additional power points.

## **BATHROOM (8' 6" X 4' 11") OR (2.59M X 1.49M)**

LED light, white suite comprising panelled enclosed bath with twin hand grips with hot and cold tap with separate shower mixer above, glazed shower screen to one side and curtain. Low level WC, pedestal wash hand basin, tiling to full height over bath area and half height to remainder, radiator, Vinyl cushion flooring, wall mounted mirror, shaver socket, mirror fronted medicine cabinet, opaque double glazed window facing rear aspect.

## **OUTSIDE**

The building is surrounded by well kept communal grounds and parking is located next to the garage block and is a first come first serve basis. The flat fronts Brook Avenue North which has an abundance of on street parking if required.

## **GARAGE**

Of brick construction under a flat felted roof benefiting from modern up and over door with lighting adjacent to the garage block. Situated behind the garage is a dustbin area and rotary line area which is screened behind a decorative wall.

## **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 left and proceed over the railway bridge on reaching Brook Avenue North proceed until reaching Keswick Road.

## **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 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.

## **COUNCIL TAX**

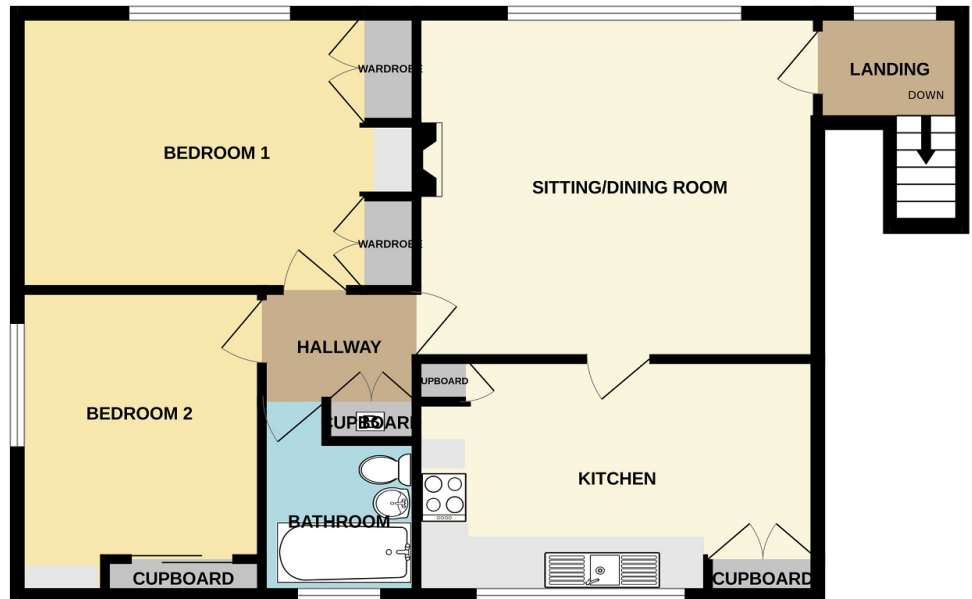
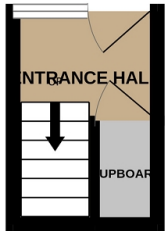
The council tax for this property is band C.

# EPC RATING

The EPC rating for this property is D61

GROUND FLOOR  
49 sq.ft. (4.5 sq.m.) approx.

1ST FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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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.