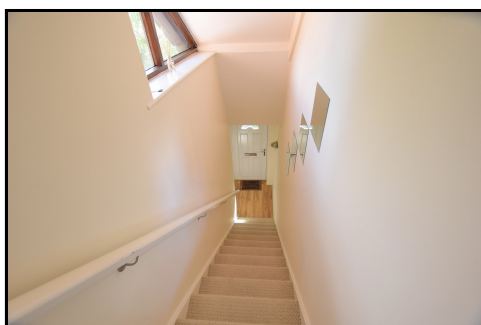




109 Eastlands, New Milton, Hampshire. BH25 5PJ

£850 Monthly



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





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£850 Monthly

An unfurnished one bedroom first floor flat to let situated on a popular development. The flat benefits from a modern kitchen and bathroom and has parking within the area. Available early August.



OUTSIDE WALL LIGHT

UPVC double glazed door provides access to:

G/F ENTRANCE HALL

Coved and textured ceiling, wall uplighter, laminate style flooring, double doors provide access to storage cupboard with fitted shelving, access to fuse box and power point, staircase with handrail provides access to first floor landing.

FIRST FLOOR LANDING

0.89m x 0.98m

Triangular shaped single glazed window, access to loft, wall uplighter, door provides access to coats storage cupboard and multi-glazed door leads to:

SITTING/DINING ROOM

4.59m x 4.13m

Coved and textured ceiling, ceiling light point. UPVC double glazed window overlooking a Westerly aspect, stainless steel switches and sockets, wall uplighter, mains voltage smoke detector, Dimplex storage heater, door to Inner Hall and multi-glazed door leads to:

KITCHEN

2.25m x 2.24m

Modern fitted gloss white fronted kitchen units with stainless steel style handles with wood effect laminate work top surfaces with stainless steel sink with single drainer with monobloc mixer tap, tiled splash backs, fitted ceramic Indesit hob with Indesit fan assisted oven and grill beneath, space and plumbing for washing machine, space for upright fridge/freezer, double glazed window facing an Easterly aspect with fitted roller blind, tiled flooring, numerous power points.

INNER HALL

0.97m x 0.87m

Access to loft, door to bathroom and bedroom and door leads to airing cupboard with factory lagged hot water cylinder with slatted shelving above.

BEDROOM ONE

3.57m x 3.08m

Coved and textured ceiling, two wall lights, UPVC double glazed window facing an Easterly aspect with fitted roller blind, range of fitted wardrobes to one wall. Stainless steel switches and sockets including TV aerial point, wall mounted heater.

BATHROOM

2.25m x 1.80m

Modern white suite comprising panelled enclosed bath with electric Triton shower unit above shower area with glazed shower screen. Low level WC with push button waste, wash hand basin with monobloc mixer tap, tiled splash back and mirror above and display shelf to one side. Bathroom fittings, display shelving, wall mounted mirror, heated chrome effect towel rail.

PARKING

Parking available on site.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and take approximately fifth turning right into Caird Avenue. Follow the road until almost at the A337 and turn right into Ashington Park then take the fork into Eastlands.

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

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 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

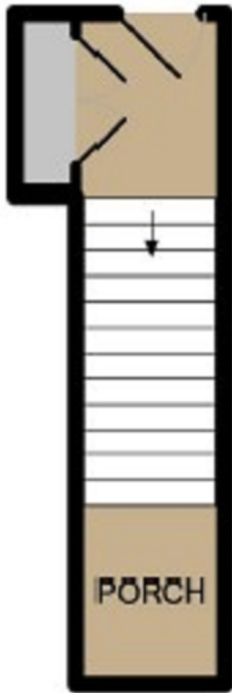
Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is D60



GROUND FLOOR
APPROX. FLOOR
AREA 86 SQ.FT.
(8.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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