



**84 Buckingham Walk, New Milton, Hampshire. BH25 5UN**

**£955 Monthly**



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





View from Sitting Room window

## **84 Buckingham Walk, New Milton, Hampshire. BH25 5UN**

### **£955 Monthly**

A modern first floor two bedroom unfurnished flat with garage to let. The flat is moments from leisure facilities, mainline railway and within easy reach of New Milton Town Centre. Available in December 2024.



## ENTRANCE

Communal entrance provides access to first floor landing, two flats being located on each floor, main front door with Chubb and Yale locks, spyhole and a letter box providing access to:

## ENTRANCE HALL (10' 2" X 2' 11") OR (3.09M X 0.89M)

Ceiling light point, smoke detector, radiator, newly fitted carpets, re-decorated, wall mounted central heating thermostat and programmer, door provides access to coats storage cupboard also housing safety trip consumer unit and electric meter, power point.

## SITTING ROOM (16' 8" X 11' 2") OR (5.08M X 3.41M)

Two sets of double glazed windows overlooking Buckingham Walk providing a green leafy aspect with curtain rail above and additional double glazed window facing and Easterly aspect in the dining area. Two single panelled radiators, TV aerial point, power points, newly fitted carpets.

## KITCHEN (9' 3" X 7' 2") OR (2.82M X 2.18M)

Granite style work surfaces with matching upstands. Fitted four ring stainless steel gas hob with glass splash back above with filter hood. Beko fan assisted single oven and grill beneath. Stainless steel sink with single drainer and monobloc mixer tap. Numerous power points. Comprehensive range of eye level and floor mounted kitchen units in gloss white with stainless steel style handles. UPVC double glazed window overlooking Buckingham Walk. Modern Glow Worm recently installed gas fired central heating boiler. Vinyl fitted flooring. Fire Angel CO detector, space and plumbing for automatic washing machine, single built-in cupboard with power point within, LED ceiling light.

## BEDROOM 1 (13' 4" X 9' 11") OR (4.07M X 3.03M)

Ceiling light point, two sets of newly installed UPVC double glazed windows facing a Southerly aspect with radiator beneath, curtain rails above windows with curtains. power points.

## BEDROOM 2 (9' 11" X 7' 2") OR (3.02M X 2.19M)

UPVC double glazed window facing a Southerly aspect with radiator beneath, two power points, curtain rail.

## BATHROOM (6' 7" X 5' 11") OR (2.01M X 1.80M)

Modern white suite comprising panelled enclosed bath with mixer tap with separate shower mixer bar above bath with adjustable shower attachment. Glazed shower screen to one side. Newly fitted UPVC double glazed window. Wash hand basin with monobloc mixer tap, wall mounted mirror/medicine cabinet above. Low level WC with push button flush, radiator, Vinyl cushion flooring, door provides access to airing cupboard with slatted shelving within.

## OUTSIDE

The property benefits from a SINGLE GARAGE is located in a nearby block, parking is located just off Chatsworth Way. The property benefits from some communal gardens which are enclosed by close boarded fencing and brick walling. Dustbin area is located outside and gate provides access to parking area.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road and proceed until reaching Stem Lane on the right. Proceed up Stem Lane and on reaching Chatsworth Way turn right and this leads to Buckingham Walk

## PEASE 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.

## DPS

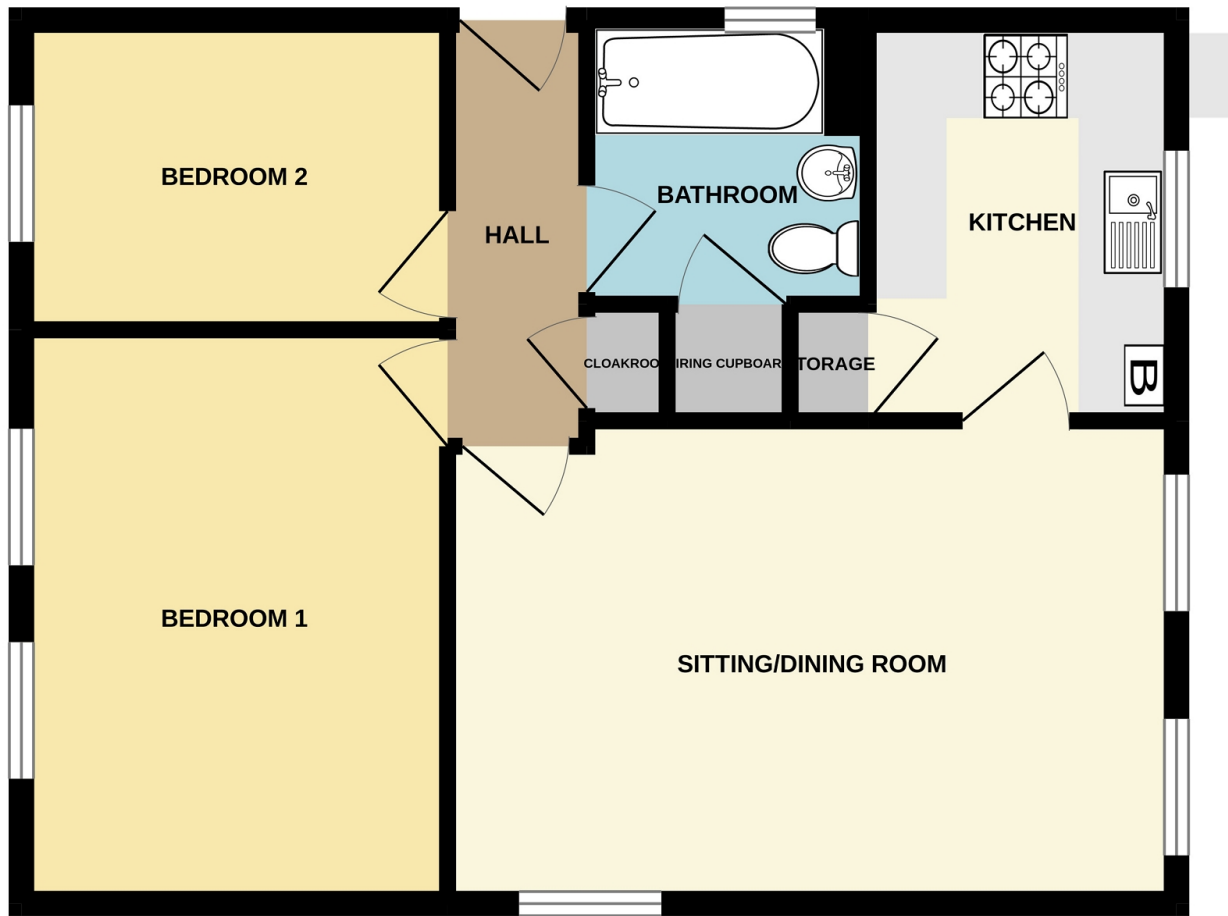
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com). The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge 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 C76



# FIRST 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.  
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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.