



11 Cheridah Court, Spencer Road, New Milton, Hampshire. BH25 6BZ

£1,295 Monthly



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





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A well presented unfurnished two bedroom ground floor flat to let which has been re-decorated and re-carpeted throughout. The property is located in a convenient location being only a very short walk from the main High Street. En-Suite shower room to bedroom one and main bathroom. Allocated parking bay and private patio.



COMMUNAL ENTRANCE

Entry com system provides access to the ground floor flat, heated corridors, low voltage lighting, Oak Veneer door with spyhole and dual locks provides access to:

ENTRANCE HALL (12' 4" X 10' 3") OR (3.77M X 3.12M)

Coved and smooth finished ceiling, two ceiling light points, mains voltage smoke detector, video entry phone, Drayton central heating thermostat, Oak veneered doors throughout, newly fitted carpets throughout, chrome switches and sockets, radiator, double doors provide access to airing cupboard with pressurised hot water cylinder with slatted shelving to one side, access to central heating programmer and double opening doors provide access to coats cupboard with hanging rail, access to safety trip consumer unit, electric meter, storage shelf above. Double multi-glazed doors provide access to:

SITTING ROOM/DINING ROOM (18' 4" X 14' 1") OR (5.60M X 4.29M)

Coved and smooth finished ceiling, two ceiling light points, two wall light points, UPVC double glazed doors with matching side screens with window openers providing access to private patio and views over communal garden. Attractive Limestone fireplace surround with coal effect electric fire, chrome effect switches and sockets, two double panelled radiators, both with independent thermostats, additional double glazed window facing side aspect and garden aspect, dimmer lighting and double opening doors provide access to:

KITCHEN/BREAKFAST ROOM (10' 8" X 8' 10") OR (3.25M X 2.68M)

Coved and textured ceiling, four ceiling downlights, carbon monoxide detector, UPVC double glazed window overlooking the rear of the building towards parking area. Comprehensive range of eye level and floor mounted storage cupboards in a light cream colour with wood block effect laminated roll top work surfaces with one and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Stainless steel four ring gas hob with Hotpoint extractor above with matching Hotpoint double oven with grill. Storage cupboards above and beneath. Cutlery drawers, pan drawers, floor standing 9kw Hotpoint washing machine. space for upright fridge/freezer, newly fitted Vinyl cushion flooring, space for table, tiled splash backs, chrome effect switches and sockets, cupboard provides access to Glow Worm gas fired central heating boiler.

BEDROOM 1 (12' 4" X 10' 3") OR (3.77M X 3.12M)

Coved and textured ceiling, two ceiling light points, UPVC double glazed window overlooking front communal garden, double panelled radiator with independent thermostat, TV aerial point, telephone point, built-in wardrobes comprising double opening doors with hanging rail and fitted shelves within. Additional single wardrobe with mirror inside and dual hanging. Door provides access to:

EN-SUITE SHOWER ROOM (6' 3" X 5' 9") OR (1.90M X 1.76M)

Coved and textured ceiling, ceiling light, ceiling extractor, corner shower cubicle with shower mixer bar with adjustable shower attachment, low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap with pop-up waste with vanity unit beneath, wall mounted mirror, strip light and shaver socket above, wall mounted towel rail, radiator, Vinyl cushion flooring.

BEDROOM 2 (11' 5" X 9' 11") OR (3.47M X 3.03M)

Coved and textured ceiling, ceiling light point. UPVC double glazed window overlooking rear aspect with radiator beneath with independent thermostat. Power points.

BATHROOM (8' 4" X 5' 5") OR (2.55M X 1.66M)

Coved and textured ceiling, ceiling light, ceiling extractor, UPVC double glazed window facing rear aspect. Panelled enclosed bath with twin hand grips with mixer tap with shower attachment with pull across shower curtain. Low level WC with push button waste. Wash hand basin with pop-up waste with monobloc mixer tap and vanity unit beneath. Wall mounted mirror, strip light and shaver socket above. Two mirror fronted medicine cabinets, radiator with independent thermostat, Vinyl cushion flooring, towel rail.

OUTSIDE

The property benefits from allocated parking bay for one vehicle, communal dustbin area and bike store.

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 cross over at the traffic lights into Ashley Road then first right into Spencer Road where Cheridah Court will be found on the left.

PLEASE NOTE

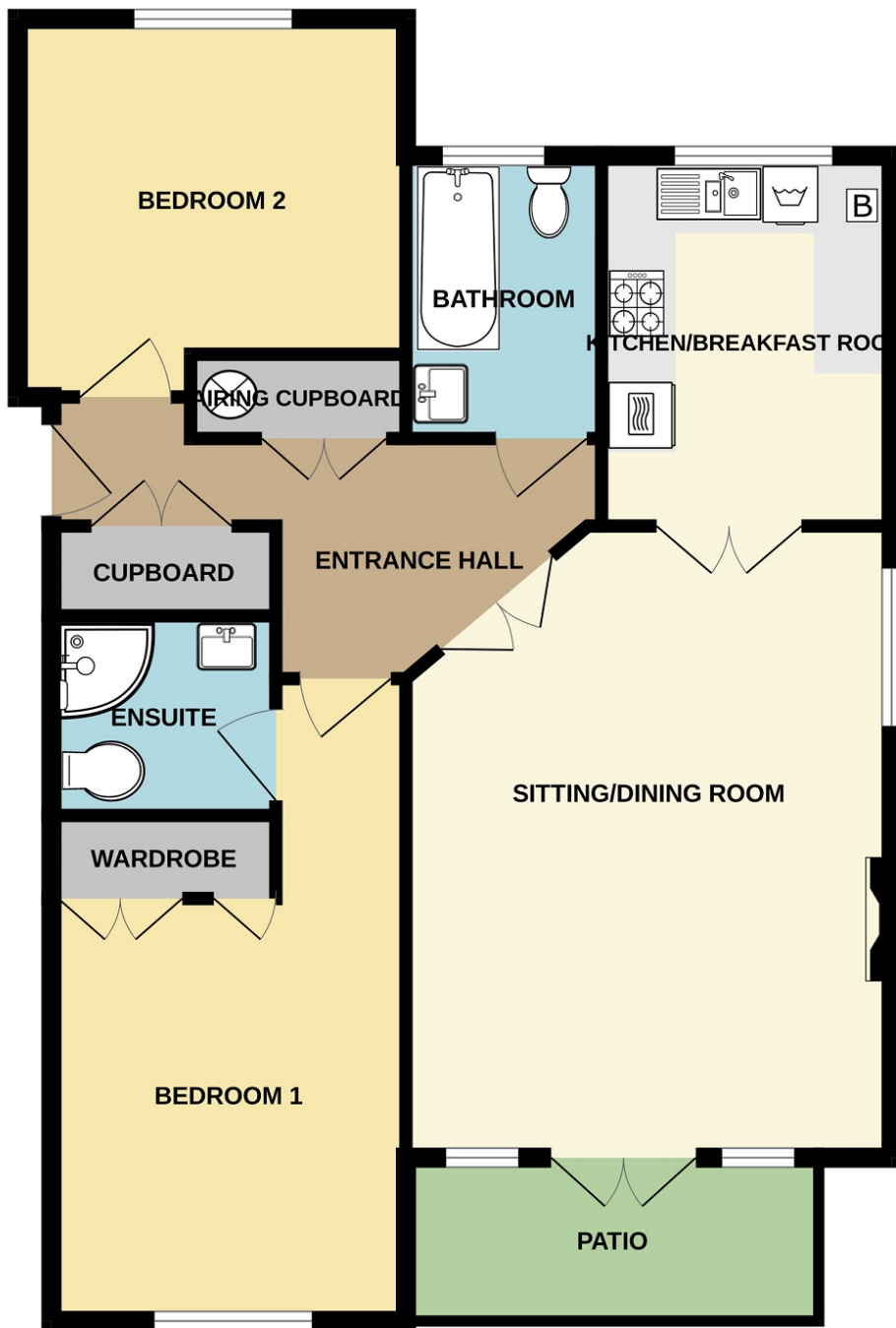
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is C76



GROUND FLOOR



ROSS NICHOLAS 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.