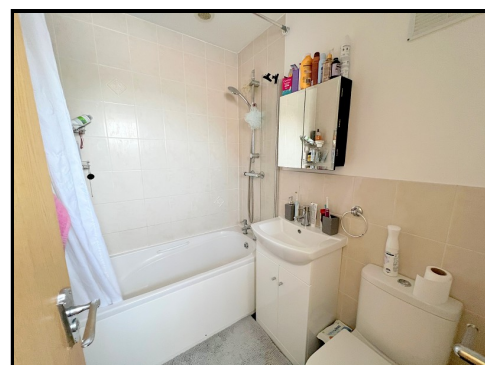
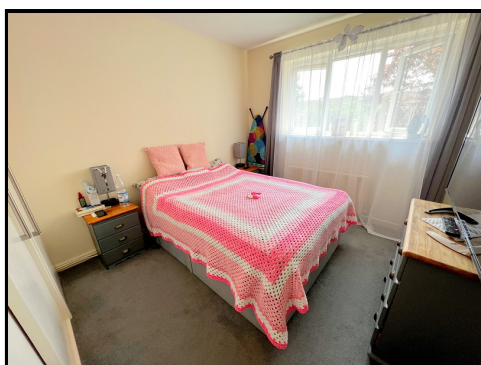
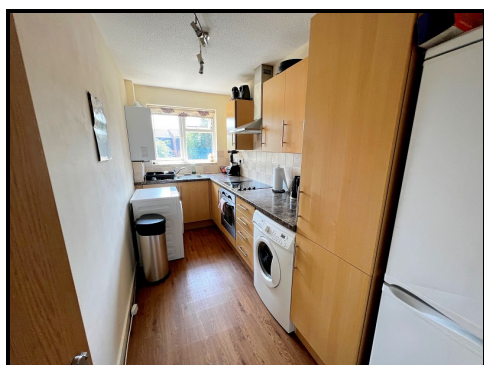




**45 Carisbrooke Court, New Milton, Hampshire. BH25 5US**

**£750 Monthly**



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





**45 Carisbrooke Court, New Milton, Hampshire. BH25 5US**

**£750 Monthly**

A well presented first floor one bedroom flat situated in a convenient location within easy reach of New Milton Town centre. Available First week in August.



## RECESSED ENTRANCE PORCH

Outside wall lantern, door provides access to outside bin storage cupboard and double glazed door provides access to:

## ENTRANCE HALL

Textured ceiling, ceiling light point, access to safety trip consumer unit and staircase provides access to:

## FIRST FLOOR LANDING

Textured ceiling, ceiling light point, mains voltage smoke detector, UPVC double glazed window facing side aspect, double panel radiator and door provides access to:

## SITTING ROOM/DINING ROOM (10' 6" X 11' 11") OR (3.21M X 3.62M)

L Shaped with coved and textured ceiling, two ceiling light points, UPVC double glazed window overlooking front green, dado rail, TV aerial point, telephone point, power points, door provides access to over stairs storage cupboard, double panel radiator with independent thermostat, space for dining table, door provides access to:

## KITCHEN (13' 1" X 5' 9") OR (3.98M X 1.74M)

Comprehensive range of modern eye level and floor mounted light Maple fronted kitchen units with stainless steel bar handles, extensive range of laminated roll top work surfaces, stainless steel sink with single drainer and monobloc mixer tap. Ceramic four ring hob, Electrolux fan assisted oven and grill beneath with canopy above, space and plumbing for automatic washing machine, space for upright fridge/freezer, cutlery drawers, pantry cupboard, laminate style wood flooring, attractive tiled splash backs, numerous power points, UPVC double glazed window benefiting from a Southerly aspect towards the railway embankment overlooking neighbouring gardens, wall mounted gas fired central heating boiler.

## BEDROOM 1 (12' 2" X 9' 5") OR (3.70M X 2.86M)

Textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect (South) double panel radiator beneath with independent thermostat, power points, sliding wardrobe doors provide access to hanging and shelving within and two sets of double opening doors provide access to deep storage cupboard.

## BATHROOM (6' 2" X 5' 0") OR (1.88M X 1.52M)

Modern white suite comprising panel enclosed bath with twin hand grips with mixer taps and shower attachment, separate thermostatically controlled shower mixer above, shower screen to one side, low level WC with push button waste with pedestal wash hand basin to one side. Wall mounted extractor, heated ladder style radiator, tiled splash backs and tiling to full height over bath area. Vinyl effect flooring, two ceiling downlights.

## OUTSIDE

The property benefits from allocated parking bay.

## DIRECTIONAL NOTE

From our Office in Old Milton Road take the second turning right into Gore Road, proceed until reaching Stem Lane on the right and proceed up Stem Lane turning right into Chatsworth Way and take the fourth turning right into Carisbrooke Court.

## 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.

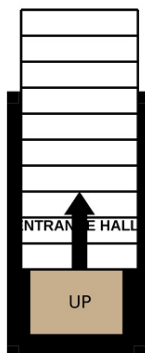
## COUNCIL TAX

The council tax for this property is band A

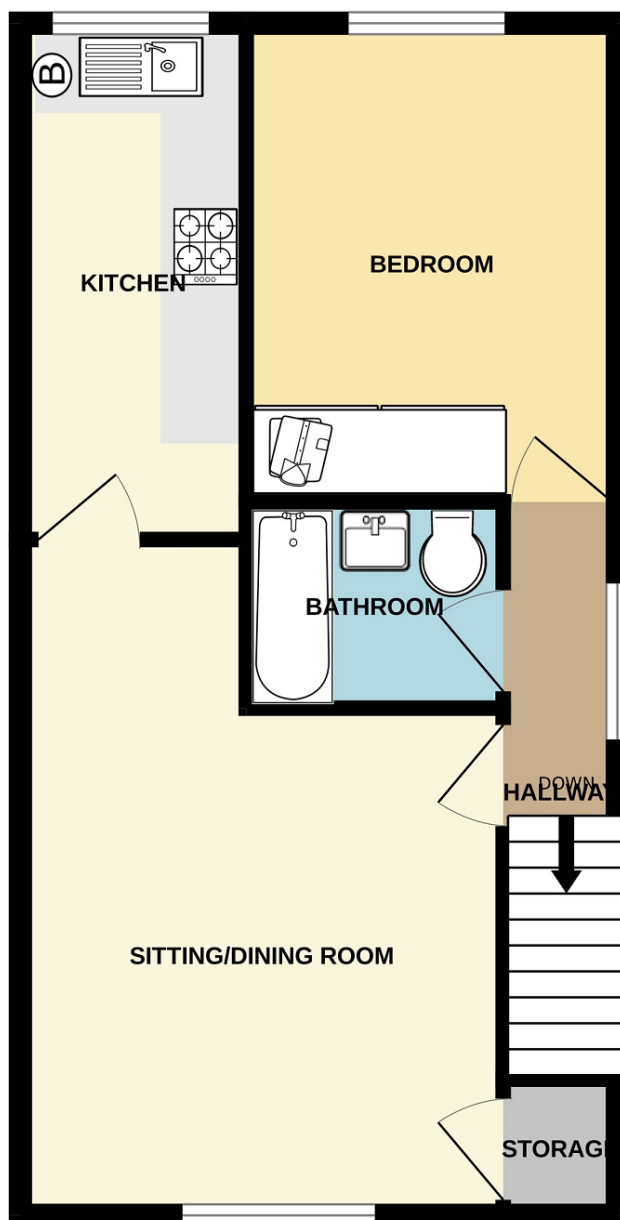
## EPC RATING

The EPC rating for this property is C73

ENTRANCE FLOOR  
18 sq.ft. (1.7 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 473 sq.ft. (43.9 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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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.