



12 Virginia House Whitefield Road, New Milton, Hampshire. BH25 6DZ

£1,250 Monthly



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





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A top floor unfurnished two bedroom flat available to rent with the advantage of an attractive Sun Balcony accessed from the Lounge/Dining Room. The flat benefits from a lift or stairs to all floors and is located in a convenient location within a level walk of New Milton Town Centre, Mainline Station and bus routes. One undercover allocated parking bay.



COMMUNAL ENTRANCE

Communal entrance door on ground floor with lift or stairs providing access to top floor leading to main front door with Chubb and Yale locks, letter box and spy hole.

HALLWAY

Coved and smooth finished ceiling, ceiling light point, mains voltage smoke detector, wall mounted entry phone, BT Open Reach socket, power points, radiator, wall mounted Worcester digital central heating programmer and thermostat, door provides access to coats/broom cupboard with ceiling light providing access to electric meter and fuse box. Double opening multi-glazed doors provide access to:



SITTING ROOM/DINING ROOM (16' 6" X 12' 6") OR (5.03M X 3.80M)

Sloping ceilings, two ceiling light points, stunning room with double opening doors with double glazed windows to either side with window openers provide access to BALCONY with superb views over New Milton tennis courts and Bowling Green. The Balcony benefits from outside light and creates an ideal seating area. Sitting Room continues with Adam style fireplace surround with coal effect electric fire, double panelled radiator with independent thermostat, single panelled radiator with independent thermostat, TV aerial connection points, door provides access to boiler cupboard housing the Worcester combination gas fired central heating boiler with slatted shelving beneath and room provides access to:



KITCHEN (12' 3" X 8' 5") OR (3.73M X 2.56M)

Sloping ceilings with dormer UPVC double glazed window overlooking New Milton tennis courts and Bowling Green. Four ceiling lights, comprehensive range of light Oak fronted kitchen units with stainless steel style handles, L shaped laminated roll top work surfaces. One and a half bowl stainless steel sink unit with single drainer. Under unit lighting, tiled splash backs, power points, fitted Hotpoint four ring gas hob with double oven and grill beneath. Full size Hotpoint dishwasher. Zanussi washer/dryer, tiled flooring in kitchen area, extractor above gas hob, free standing Indesit fridge/freezer, Honeywell carbon monoxide alarm, door provides access to eaves storage cupboard.

BEDROOM 1 (10' 11" X 11' 2") OR (3.33M X 3.41M)

Coved and smooth finished ceiling, dormer window to front aspect with double panelled radiator beneath with independent thermostat, power points, TV aerial point, telephone connection point and door provides access to walk-in wardrobe. Two ceiling downlights, range of fitted storage furniture with hanging rails and six storage drawers including shelving, wall mounted mirror, radiator.



BEDROOM 2 (12' 4" X 6' 11") OR (3.75M X 2.11M)

Coved and smooth finished ceiling which slopes to one side with fitted Velux window. Radiator with independent thermostat, ceiling light, telephone point, power points.

BATHROOM (8' 8" X 5' 5") OR (2.65M X 1.64M)

Ceiling light, ceiling extractor, white suite comprising wash hand basin with vanity unit beneath with monobloc mixer tap with pop-up waste with mirror fronted medicine cabinet above. Separate strip light with shaver socket. Low level WC with push button flush with toilet roll holder to one side and panelled enclosed bath with mixer taps and shower mixer bar above and adjustable shower attachment and pull-across shower curtain. Wall mounted soap dish, two fitted towel rails, Vinyl flooring.

OUTSIDE

The property benefits from allocated parking bay which is labelled and benefits from being a Car Port and is located under the building. To the rear of the building there is a bicycle and bin store and benefits from attractive communal garden which surround the building.



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 and take the first turning right into Whitefield Road and Virginia House will be found further along 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.



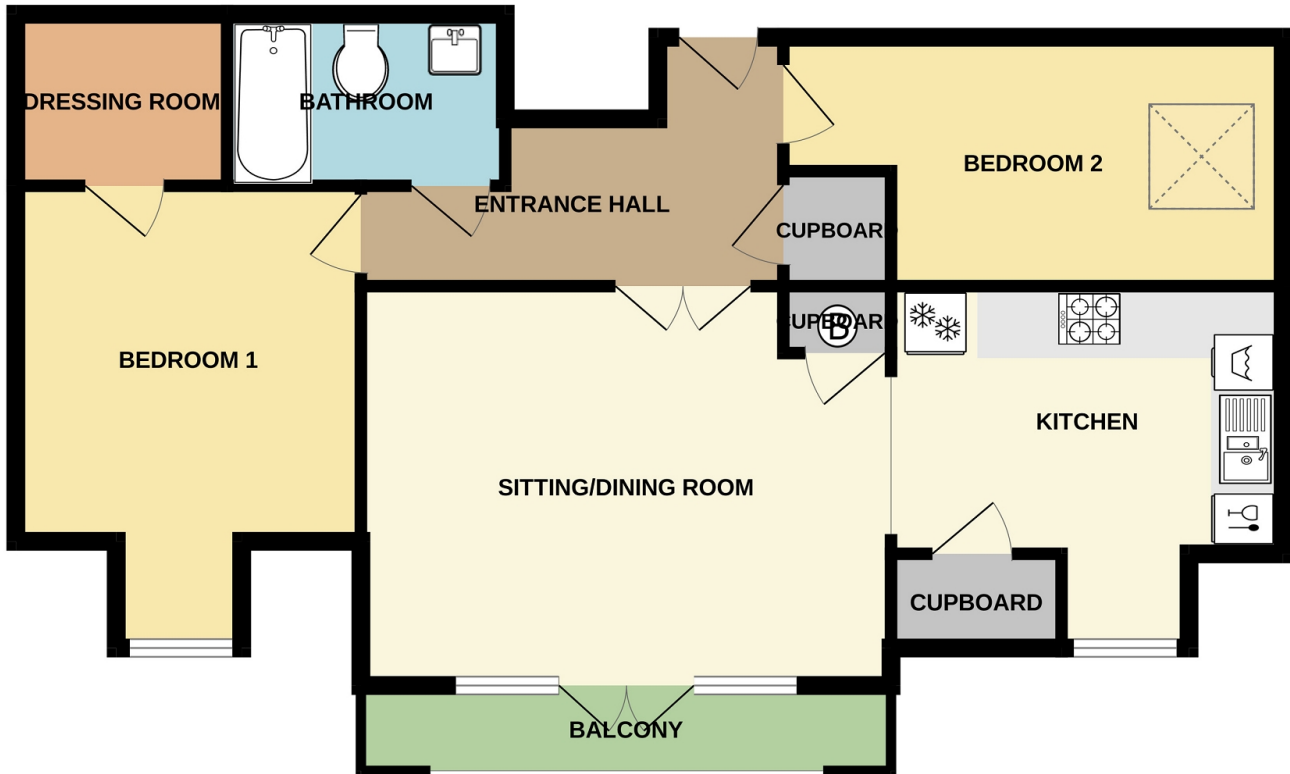
DEPOSIT - DPS

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 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 C77

GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 749 sq.ft. (69.5 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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