



2 Brooklyn Court, New Milton, Hampshire. BH25 5PA

£1,295 Monthly



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





2 Brooklyn Court, New Milton, Hampshire. BH25 5PA

£1,295 Monthly

A two bedroom semi-detached unfurnished bungalow to let situated within easy reach of New Milton town centre. The bungalow benefits from a South/Westerly facing rear garden and garage in nearby block.



ENTRANCE PORCH (3' 10" X 3' 8") OR (1.18M X 1.11M)

Accessed via UPVC double glazed front door with outside wall lantern and PIR sensor illuminating the front door. Ceiling light, double glazed side screens to two sides, radiator with independent thermostat, eye level cupboard provides access to safety trip consumer unit, tiled flooring and door provides access to:

SITTING ROOM/DINING ROOM (17' 4" X 11' 5") OR (5.29M X 3.48M)

Coving to ceiling, ceiling light point, three wall light points, UPVC double glazed window facing front garden aspect with double panelled radiator beneath with Open Reach phone socket to one side. Power points, laminate wood plank effect flooring, TV aerial point, glazed door to inner hall and glazed door to:

KITCHEN (9' 11" X 7' 11") OR (3.02M X 2.42M)

Ceiling light, UPVC double glazed window with matching UPVC double glazed door providing aspect and access to the rear garden which benefits from a Southerly aspect. Comprehensive range of eye level and floor mounted kitchen units with granite grey laminated roll top work top surfaces. Stainless steel sink with single drainer and swan necked mixer tap, fitted four burner stainless steel gas hob with matching splash back with Neff extractor hood above and Neff double oven beneath. Pull out cutlery drawer. Floor standing Bosch washing machine (please note if this goes wrong it will not be replaced. Cupboard provides access to Vailant combination gas fired boiler with slatted shelving beneath acting as an airing cupboard. Space for upright fridge/freezer, space for under counter appliances if required. Tiled flooring, radiator with independent thermostat, tiled splash backs.

INNER HALL (6' 3" X 2' 7") OR (1.90M X 0.80M)

Ceiling light point, access to loft hatch. Wood laminate style flooring continued from Sitting Room, doors to bedrooms and bathroom.

BEDROOM 1 (11' 0" X 10' 7") OR (3.36M X 3.23M)

Ceiling light point, double opening UPVC double glazed doors overlook the rear garden with fitted vertical blinds, radiator with independent thermostat, power points, triple sliding wardrobe doors provide access to a mixture of hanging and shelving within.

BEDROOM 2 (9' 11" X 8' 1") OR (3.01M X 2.46M)

Ceiling light point, UPVC double glazed window facing front aspect with fitted plastic blind in white. Radiator with independent thermostat beneath, power points.

SHOWER ROOM (5' 10" X 4' 11") OR (1.79M X 1.50M)

Ceiling light, ceiling extractor, opaque UPVC double glazed window facing side aspect. Modern white suite comprising low level WC with push button flush. Corner shower cubicle with shower mixer bar with adjustable shower attachment. Wash hand basin with monobloc mixer tap and pop-up waste with mirror above and shaver socket to one side. Chrome effect towel rail with independent thermostat, mirror fronted medicine cabinet, towel rail, Vinyl cushion flooring.

GARAGE IN BLOCK

Each property benefits from a garage located in nearby block with visitor parking bay located at the start of this development.

FRONT GARDEN

The front garden is laid to lawn and looked after by the Management Company, side gate provides access to:

REAR GARDEN

Patio adjoins the rear of the property and benefits from a South/Westerly aspect, enclosed by panelled fencing and evergreen hedging, garden storage shed, outside rotary line, outside water tap, water butts.

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 turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane then first left into Avenue Road, third right into Kennard Road and Brooklyn Court will be found shortly on the left.

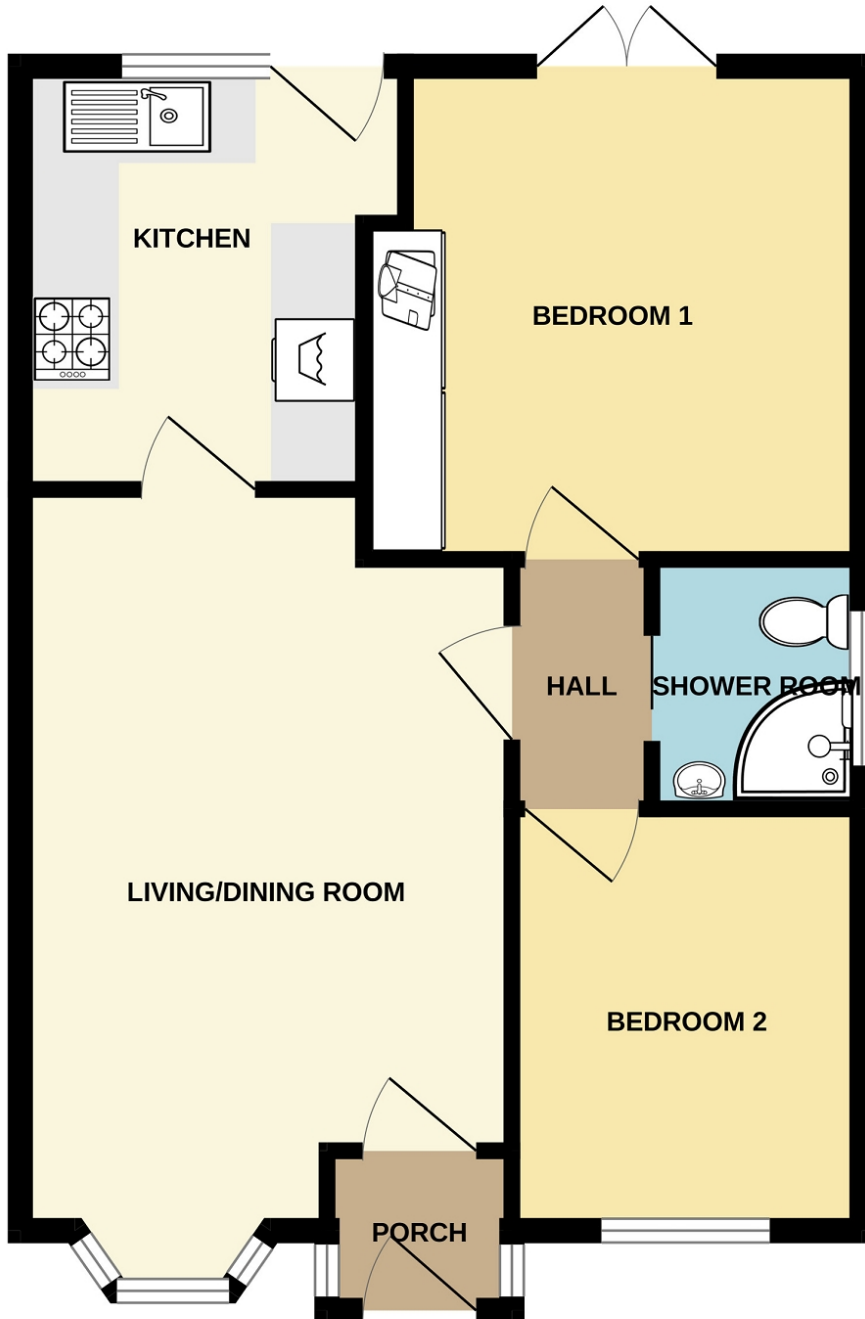
DPS

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 being carried out next week.

GROUND FLOOR



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.
Made with Metropix ©2024

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.