



**Flat 6 Barton Chase, First Marine Avenue, Barton On Sea. BH25 7TQ**

**£1,300 Monthly**



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





## **Flat 6 Barton Chase, First Marine Avenue, Barton On Sea, New Milton, Hampshire. BH25 7TQ**

**£1,300 Monthly**

A two bedroom ground floor unfurnished flat to let. Spacious sitting room, kitchen, en-suite shower room and separate shower room. Garage located in nearby block. Envidable location adjacent cliff top at Barton on Sea. Available mid to end of July.



## COMMUNAL ENTRANCE

Security entry phone system and personal door leading to:

## ENTRANCE HALL

Spacious entrance hall with built-in airing cupboard housing the Flo hot water tank, radiator, further built-in shelves and storage cupboard.

## SITTING ROOM (22' 9" X 15' 0") OR (6.93M X 4.57M)

Fireplace with raised hearth and mantle over, two radiators, UPVC double glazed window with excellent sea and coastal views towards the Isle of Wight.

## KITCHEN (12' 1" X 8' 7") OR (3.68M X 2.62M)

Part tiled and comprising bowl and a third single drainer sink unit with mixer tap, range of work surfaces with drawers and cupboards below, four ring gas hob with concealed extractor over, built-in double oven/grill with cupboards over and below. Space and plumbing for washing machine and upright fridge/freezer, built-in dishwasher, tiled flooring.

## BEDROOM 1 (18' 4" X 10' 6") OR (5.60M X 3.20M)

Superb range of part mirror fronted wardrobes in dressing area, radiator, UPVC double glazed window overlooking the rear aspect.

## EN SUITE SHOWER ROOM

Comprising pedestal wash hand basin with mixer tap, low level WC good sized shower cubicle with shower over, radiator, built-in storage cupboard housing GlowWorm gas fired central heating boiler.

## BEDROOM 2 (12' 6" X 9' 1") OR (3.81M X 2.76M)

Radiator, UPVC double glazed window overlooking the rear aspect.

## OUTSIDE

Covered patio terrace of good size being paved with a wooden balustrade and views toward the Isle of Wight. The property is set in communal grounds being lawned with paviour driveway providing further residents and visitor parking.

## GARAGE

Located in a nearby block with an up and over door (third on right)

## 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 right at the traffic lights into Station Road and take the second turning right into Barton Court Road and at the traffic lights continue straight ahead into Barton Court Avenue towards the cliff top. Upon reaching the end of this road turn left into Marine Drive East and first left into First left into First Marine Avenue where Barton Chase is situated immediately on your left and is named.

## 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 F

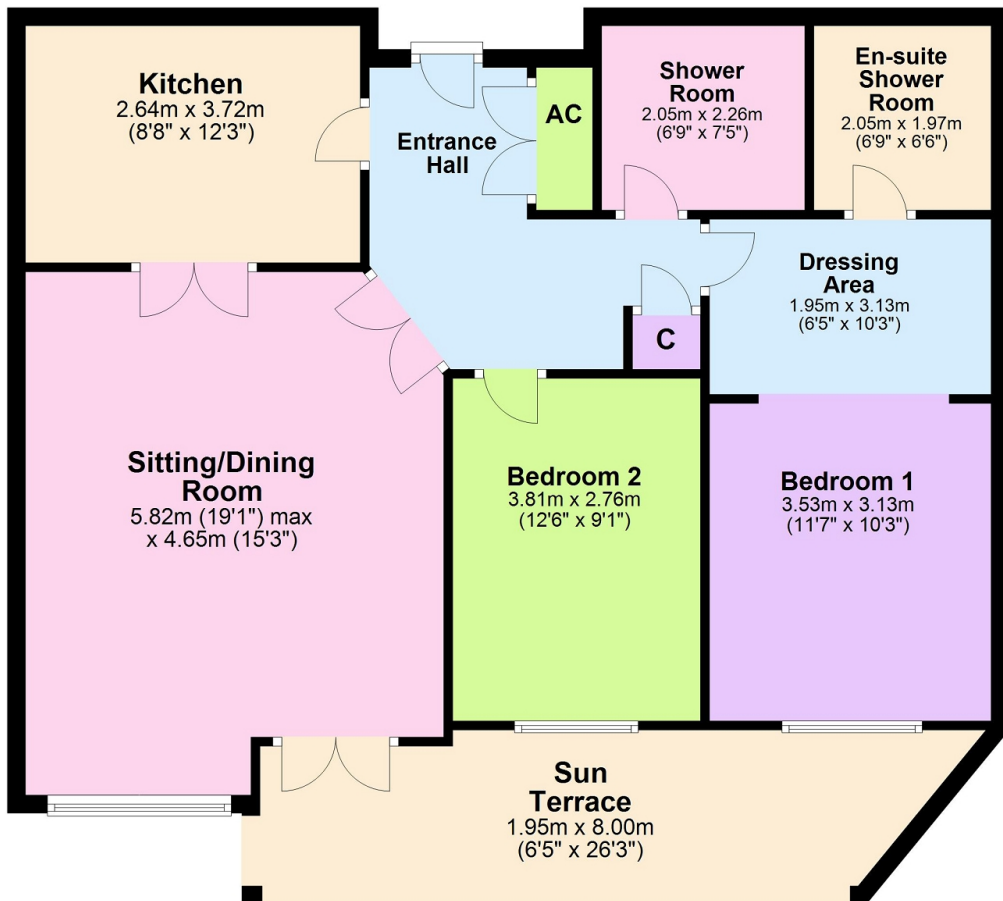
## EPC RATING

The EPC rating for this property is C78



## Ground Floor

Approx. 97.5 sq. metres (1049.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.9 sq. feet)

"Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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."  
Plan produced using PlanUp.

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