



126 Buckingham Walk, New Milton, Hampshire. BH25 5UB

£825 Monthly



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





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A one bedroom unfurnished ground floor flat to let situated in a popular location within easy reach of New Milton town centre, schools and leisure facilities. The flat has been refurbished in recent years and benefits from a garden and allocated parking adjacent to the flat.



UNDER COVER ENTRANCE

Outside sensor light providing access to electric and gas meter boxes. Multi-glazed front door provides access to:

SITTING ROOM/DINING ROOM (15' 1" X 12' 2") OR (4.60M X 3.72M)

Ceiling light point, smoke detector, UPVC double glazed window facing front aspect with double panelled radiator beneath with independent thermostat, TV aerial point, power points, wall mounted Honeywell digital central heating thermostat. Access to safety trip consumer unit, telephone point, door provides access to illuminated sizable under stairs storage cupboard which measures 2.20m x 0.85m with coat hook within and door provides access to:

INNER HALL (5' 4" X 2' 9") OR (1.62M X 0.84M)

Ceiling light point, power point, door provides access to storage cupboard, door leads to:

BEDROOM 1 (12' 0" X 9' 8") OR (3.67M X 2.94M)

Ceiling light point, UPVC double glazed window facing rear garden aspect with double panelled radiator beneath with independent thermostat. Power points.

BATHROOM (6' 5" X 5' 7") OR (1.95M X 1.69M)

LED ceiling light. Modern white suite comprising panelled enclosed bath with twin hand grips with mixer taps with shower attachment and adjustable shower attachment with pull across shower curtain. Tiling to full height over bath area, low level WC with push button flush. Pedestal wash hand basin with hot and cold mixer taps, heated chrome effect towel rail, shaver socket, wall mounted mirror, recessed extractor, Vinyl cushion flooring.

KITCHEN (8' 10" X 8' 8") OR (2.68M X 2.63M)

Ceiling strip light, modern comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces with stainless steel sink with easy lever mixer taps. Floor standing electric cooker, four ring hob with grill and oven beneath, oven is fan assisted. Floor standing automatic A plus rating washing machine. Floor standing fridge/freezer, cutlery drawer with two pan drawers beneath, tiled splash backs, power points, recently installed Glow Worm combination gas fired central heating boiler, fitted roller blinds to windows. Wall mounted extractor, breakfast table/bar, Vinyl cushion flooring, CO detector, double glazed window to rear garden and double glazed door leading to garden.

GARDENS

Enclosed by part brick walling and part panelled fencing. Raised decking area adjoins the kitchen area with the remainder of the garden laid to gravel. Timber garden storage shed which has been recently installed. Gate provides access to parking area, outside light with sensor.

OUTSIDE

The property benefits from a parking bay adjacent to the flat and labelled on the tarmac. The property has a front garden which is the responsibility of the tenant to maintain.

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 proceed down the road and take the second turning right into Gore Road and continue until reaching Stem Lane on the right. Proceed up Stem Lane then turn right into Chatsworth Park where Buckingham Walk will be found.

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.

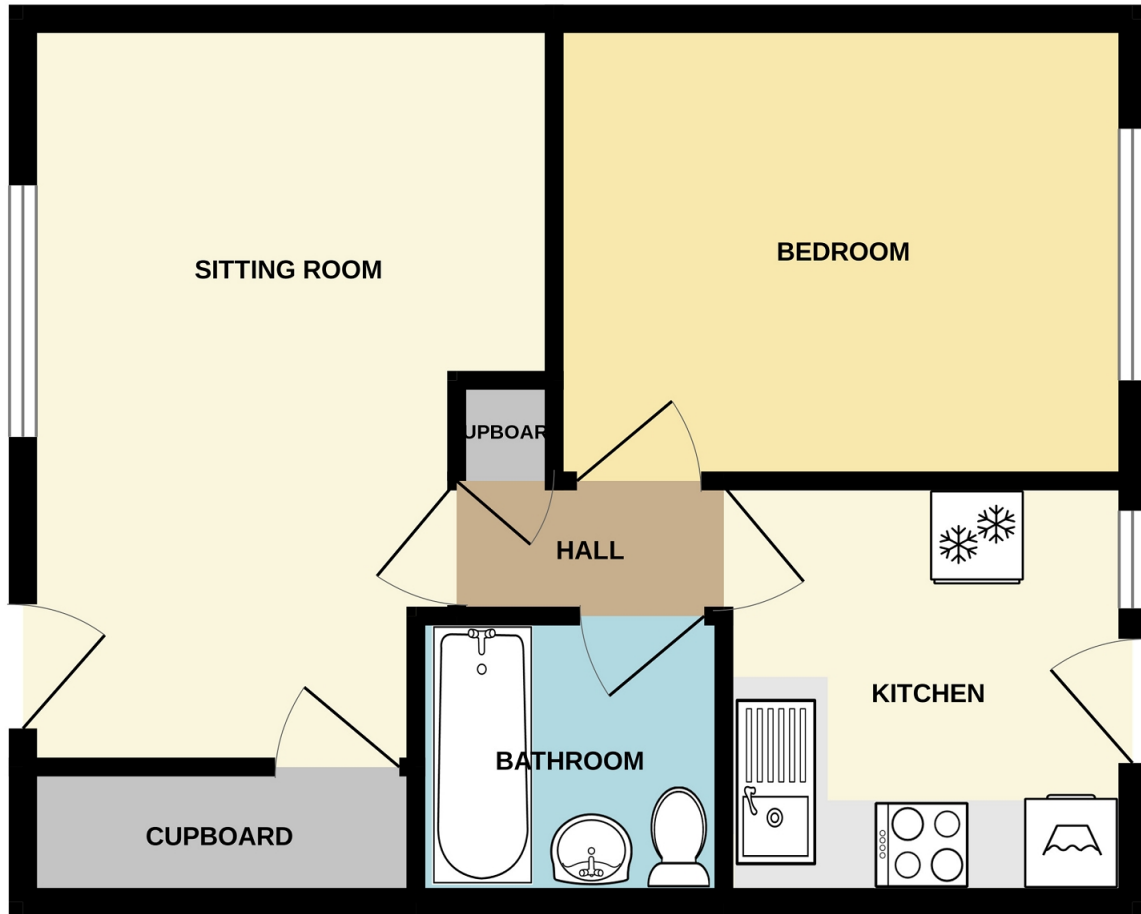
DEPOSIT - DPS

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 D68

GROUND FLOOR



ROSS NICHOLAS AND 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.
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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.