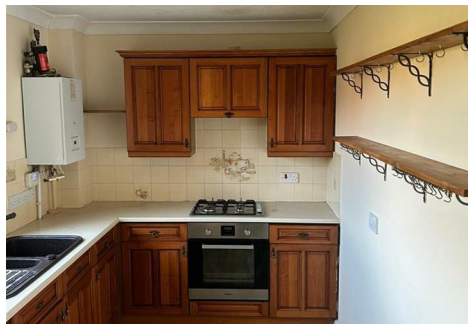




Harrison
SALES & LETTINGS



14 Charlotte Court, New Milton, BH25 6DT
£1,445 Per Calendar Month

HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Large New Milton Town Centre Duplex Apartment. Top Floor with The accommodation comprising Lounge Dining Room, Fitted Kitchen, Bathroom & Cloak Room. Four Bedrooms. The property Benefits from Gas Central Heating and Double Glazing. Allocated Parking Space. Available Now For Viewing.

FRONT

Ground floor communal entrance with security door.
Staircase to the upper floors,

APARTMENT

Staircase to the upper floors, fire standard door to the apartment.

RECEPTION HALL



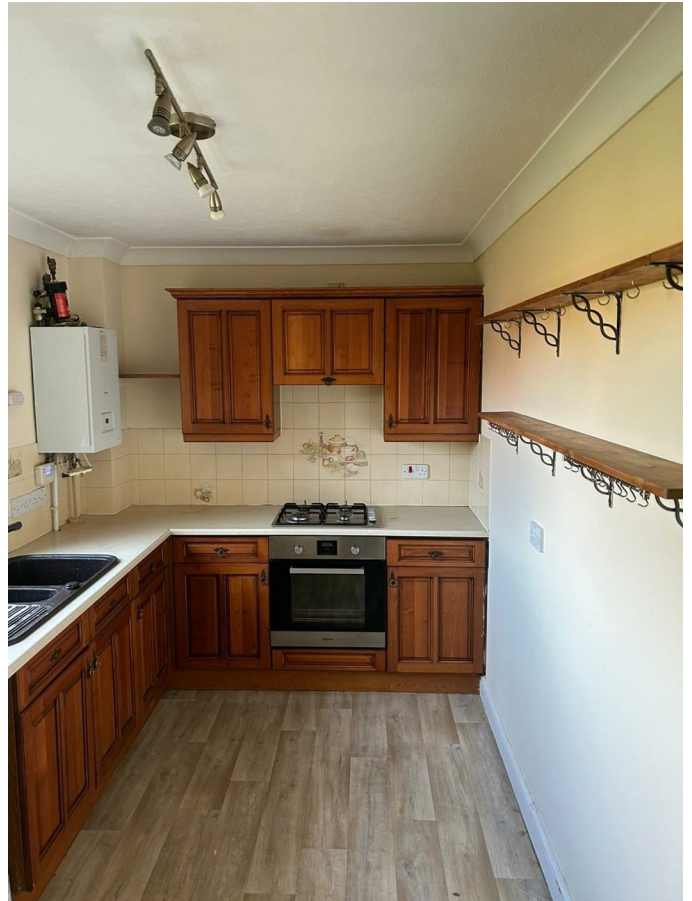
Textured and coved ceiling with two lights, video entry phone. Single panel radiator, telephone and power point. Under stairs recess central heating thermostat to cupboards one with shelving and housing the electrical consumer unit second cupboard housing a factory lagged hot water tank which shelving for linen.

LOUNGE DINING ROOM 21'9" x 12'10" (6.62 x 3.92)



Textured coved ceiling with two lights Upvc double glazed windows to the front and side elevations. Single panel radiators with thermostatic mixer valve's, television power points arch way to the kitchen.

KITCHEN 13'0" x 7'3" (3.95 x 2.2)



textured coved ceiling with light Upvc double glazed window to the side elevation, matching base and wall units mixture of cupboards and drawers with heat resistant roll edge work surfaces and tiled splashback wall, mounted Glowworm gas central heating, boiler fitted electric oven, gas hob with extractor units, space and plumbing for washing machine and a dishwasher space for freestanding fridge freezer, power points, central heating, programmer and thermoplastic flooring, one and a half bowl polycarbonate single drainer sink with monobloc mixer tap.

BEDROOM ONE 13'9" x 11'2" (4.18 x 3.4)



Textured coved ceiling with light. Upvc double

glazed window to the rear correction side elevation. Pair of double fitted wardrobes with hanging and shelving space. Power points, single panel radiator with thermostatic mixer valve and door to the cloakroom. Textured and coved ceiling with lights, obscure double glazed window to the side elevation, close coupled wc, pedestal wash handbasin, fitted mirror part tiling to the walls, single panel radiator and thermoplastic flooring.

EN SUITE CLOAKROOM

Textured ceiling with light. obscure double glazed window to the side elevation. Close coupled wc and wash hand basin and radiator.

BEDROOM TWO 9'9" x 9'9" (2.98 x 2.98)



textured and coved ceiling with lights. Double glazed window to the rear elevation single panel radiator and power points.

BATHROOM 7'11" x 6'1" (2.42 x 1.85)



Textured and coved ceiling with lights, obscure double glazed window to the side elevation. Bath with panel with shower mixer attachment, close coupled wc. Pedestal wash hand basin with mixer tap, fitted mirror, light and shaver point. Single panel radiator and thermoplastic flooring. Full tiling to the walls.

SECOND-FLOOR LANDING

Textured ceiling with two lights.

BEDROOM THREE 17'5" x 14'7" (5.31 x 4.44)



Maximum measurement due to sloping ceilings. Textured ceiling with light, roofline windows to both side elevations. Central pillar, single panel radiator with thermostatic mixer valve. Television and power points and open eaves storage area with light and fire escape.

BEDROOM FOUR 12'11" x 10'6" (3.94 x 3.20)

Maximum measurement due to sloping ceiling. Textured ceiling with light, roofline window to the side elevation, single panel radiator with thermostatic mixer valve. Power points, eaves storage cupboard and open eaves area with lights and door to the fire escape.

OUTSIDE



Externally to the rear is a allocated parking space.

NOTES FOR TENANTS

All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016 Harrison Estate Agents Ltd employ Regent

Residential Lettings Ltd to deal with all lettings administration and finance. Full details of fees are available on our website www.harrisonestateagents.com

PARKING



One allocated parking space.

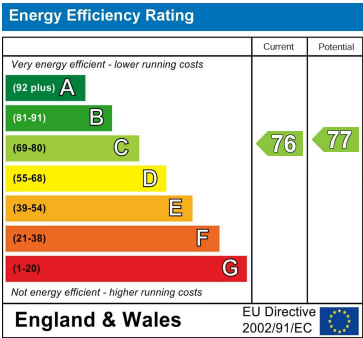
Floor Plan

This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.