



**Harrison**  
SALES & LETTINGS



**Cherry Tree Court Station Road, New Milton, BH25 6LP**  
**£1,235 Per Calendar Month**

EMAIL ENQUIRIES PLEASE. HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Ground Floor Apartment Located Close to the Town Centre and Superstore. The accommodation comprises Lounge Dining Room with Balcony, Kitchen Breakfast Room, Two Double Bedrooms and Bathroom. The property Benefits from Upvc Double Glazing and Gas Central Heating. Garage Located to the Rear in a Block, Available Now To View and Occupation March 2026.

## FRONT



Well maintained gardens overlooking Station Road.

## RECEPTION HALL

Textured and coved ceiling with light, door to the airing cupboard housing a factory lagged hot water tank and space for linen. Further storage cupboard. Radiator and power point.

## LOUNGE DINING ROOM 18'6" x 12'5" (5.65m x 3.79m)



Textured and coved ceiling with two lights. Upvc double glazed window and door to the balcony. Radiator, television and power points.

## DINING AREA



Space for a table and chairs.

## BALCONY

Facing Station Road with wrought iron railings.

## KITCHEN BREAKFAST ROOM 10'7" x 9'6" (3.24m x 2.90m)



Textured and coved ceiling with light. Upvc double glazed window to the rear elevation. Matching base and wall units a mixture of cupboards and drawers with heat resistant work surfaces and tiled splashbacks. Double oven and hob with extractor unit. Space and plumbing for a washing machine, integral fridge freezer. Single bowl sink with draining board. Radiator and power points.

### **BEDROOM 1 15'3" x 10'6" (4.65m x 3.21m)**



Textured and coved ceiling with light. Upvc double glazed window to the front elevation, radiator and power points. Triple aspect fitted wardrobes.

### **BEDROOM 2 11'11" x 8'10" (3.64m x 2.70m)**



Textured and coved ceiling with light. Upvc double glazed window to the rear elevation. Radiator and power points. Double aspect fitted wardrobe.

### **BATHROOM**



Textured and coved ceiling with light and extractor unit. Obscure glazed window to the rear through the kitchen. Bath with matching panel, electric shower

and glass screen. Radiator. wc and wash hand basin. Fitted light with shaver point. Full tiling to the walls.

### **GARAGE 14'7" x 8'3" (4.47m x 2.53m)**

Located to the rear of the property in a block. Remote up and over door.

### **REAR ASPECT**



View to the rear of the property. Communal door to the hallway.

### **GARAGE INTERNAL VIEW**



View to the inside of the garage.

## COMMUNAL AREA



Communal dustbin store and laundry drying area for residents use.

## 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](http://www.harrisonestateagents.com)

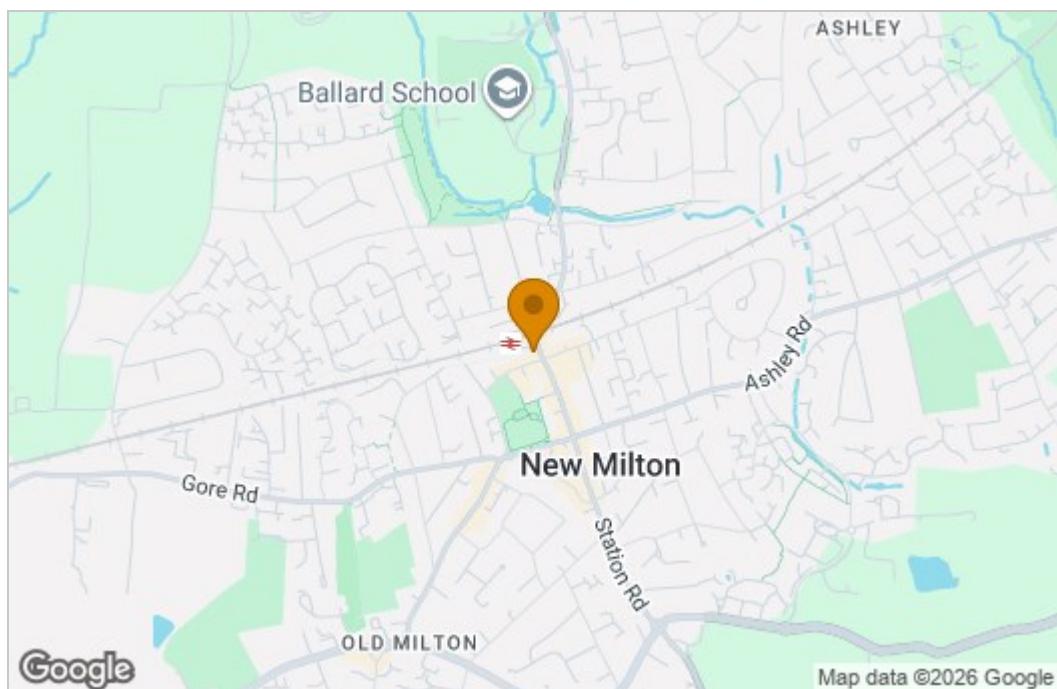
## Floor Plan

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.

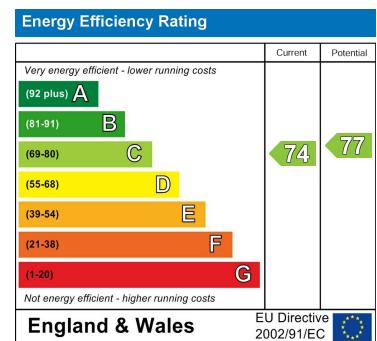


FLOOR PLAN CREATED BY REGENT RESIDENTIAL  
TOTAL APPROX. FLOOR AREA 67.0 SQ.M. (721 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## Energy Efficiency Graph



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