



Harrison
SALES & LETTINGS



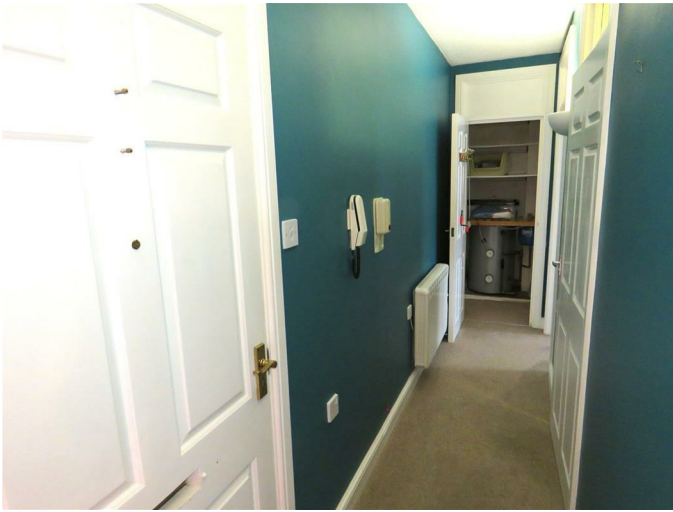
3 Wellington Court Fernhill Lane, New Milton, BH25 5ST
£1,000 Per Calendar Month

MAIL ENQUIRIES PLEASE. HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A First Floor Apartment situated very close to New Milton Town Centre, Doctors, Shops and the Railway Station. The Property is for the Over Sixty age group with the accommodation comprising Lounge / Dining Room, Kitchen. Double Bedroom and Shower Room The property has Electric Heating, Double Glazing and a Careline Emergency System. Communal areas for residents include a Laundry Room, Guest Bedroom with En Suite for a small charge. Communal Gardens Surround The Property. Available Now.

FRONT

Communal door with entry phone. Stairs to the first floor.

RECEPTION HALL



Textured and coved ceiling, two wall uplighters. Entryphone, electric heater and power points. Door to the airing cupboard housing a factory lagged hot water tank and shelving for linen.

LOUNGE DINING ROOM 16'4" x 10'1" (5.00m x 3.09m)



Textured and coved ceiling, three wall lights. Upvc double glazed windows to the front elevation with fitted blinds. Electric heater, television, satellite and power points. Opening to the kitchen.

KITCHEN 8'3" x 7'1" (2.53m x 2.18m)



Textured ceiling with light. Upvc double glazed window to the front elevation. Modern matching base and wall units a mixture of cupboards and drawers with heat resistant work surfaces and tiled splashbacks. Sink with draining board, electric oven and hob with extractor unit. Space for a freestanding fridge freezer, power points and ceramic tiled flooring.

BEDROOM 14'6" x 8'3" (4.43m x 2.54m)



Textured and coved ceiling with two wall lights. Upvc double glazed window to the front elevation with fitted blind. Double fitted wardrobe, Electric heater and power points.

SHOWER ROOM 7'1" x 5'8" (2.18m x 1.74m)



Textured ceiling with light and extractor unit. Shower enclosure with a thermostatic mixer valve. Wash hand basin set within a vanity unit, close coupled wc. Towel radiator, fitted mirror with shaver point and thermoplastic flooring.

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

COMMUNAL LOUNGE



Available for the use of residents and their guests,

LAUNDRY ROOM



Laundry room with washers and dryers for residents use.

GUEST ROOM



Guest room available for a fee.

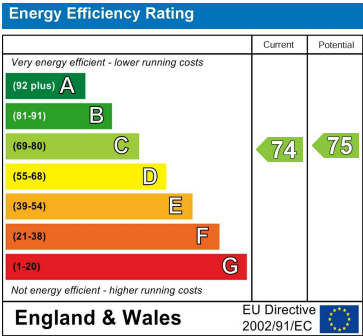
Floor Plan

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.