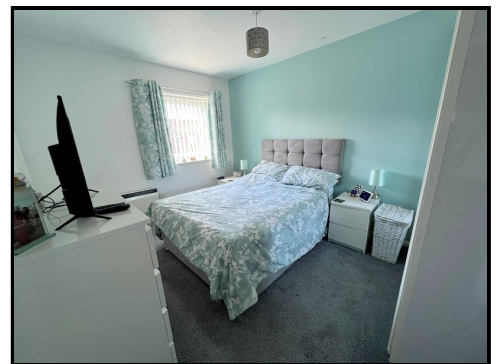




11 Floriston Gardens, Ashley, Hampshire, BH25 5DL.

Guide Price £129,950



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

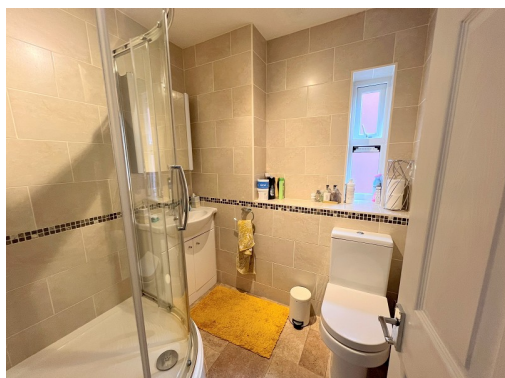




11 Floriston Gardens, Ashley, Hampshire, BH25 5DL.

Guide Price £129,950

FOR THE 55s AND OVER ONLY. A very well presented two bedroom first floor flat with private entrance, lounge/dining room, kitchen, modern shower room, communal gardens and parking, UPVC double glazing. Keys in office, Sole Agents.



ENTRANCE PORCH

Accessed via UPVC double glazed front door. Power point, consumer unit, staircase to first floor landing, ceiling light, hatch to loft area with pull down loft ladder, smoke detector, airing cupboard housing pre-lagged hot water cylinder, fitted immersion heater.

LOUNGE/DINER (14' 1" X 11' 2") OR (4.30M X 3.40M)

Aspect over the rear elevation through UPVC double glazed window, ceiling light point, TV aerial point, power points, wall mounted electric flame effect fire. Open way through to:

KITCHEN (8' 10" X 7' 10") OR (2.70M X 2.40M)

Aspect to the rear elevation through UPVC double glazed window, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Washing machine, full height fridge/freezer, fitted electric oven and hob, stainless steel splash back, extractor fan over, eye level storage cupboards, part tiled wall surrounds, power points.

BEDROOM 1 (12' 6" X 9' 6") OR (3.80M X 2.90M)

Aspect over the front elevation through UPVC double glazed window, ceiling light, wall mounted electric heater, fitted double wardrobe unit with sliding mirror fronted doors, large recessed wardrobe with hanging rail and shelf.

BEDROOM TWO

3.0m x 2.7m

Aspect onto the front elevation through UPVC double glazed window, ceiling light, power points, wall mounted electric heater.

SHOWER ROOM

UPVC obscure double glazed window facing side elevation, ceiling light, fully tiled wall surrounds with large corner shower cubicle with thermostatically controlled shower unit, low level WC, wash hand basin with monobloc mixer tap with storage cupboards beneath, wall mounted mirror fronted medicine cabinet.

OUTSIDE

The grounds are managed and mostly laid to lawn with seating areas throughout together with private bin cupboard by entrance and communal entrance.

LEASEHOLD & MAINTENANCE FEES

The vendor has informed us that there is a 99 year Lease from 1st November 1986 (62 YEARS REMAINING) and that the current maintenance is £137.12 Per month.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue on this road until reaching the traffic lights at Ashley by the shops. Cross over and then shortly on the right is Floriston Gardens.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

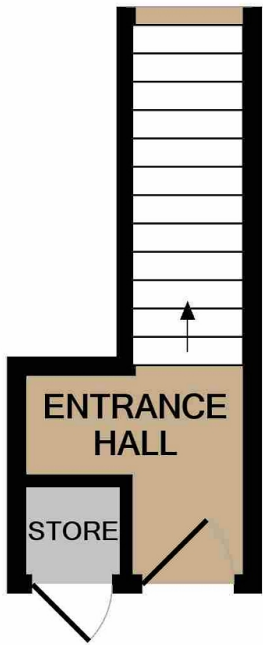
TENURE

The resale tenure for this property is Leasehold

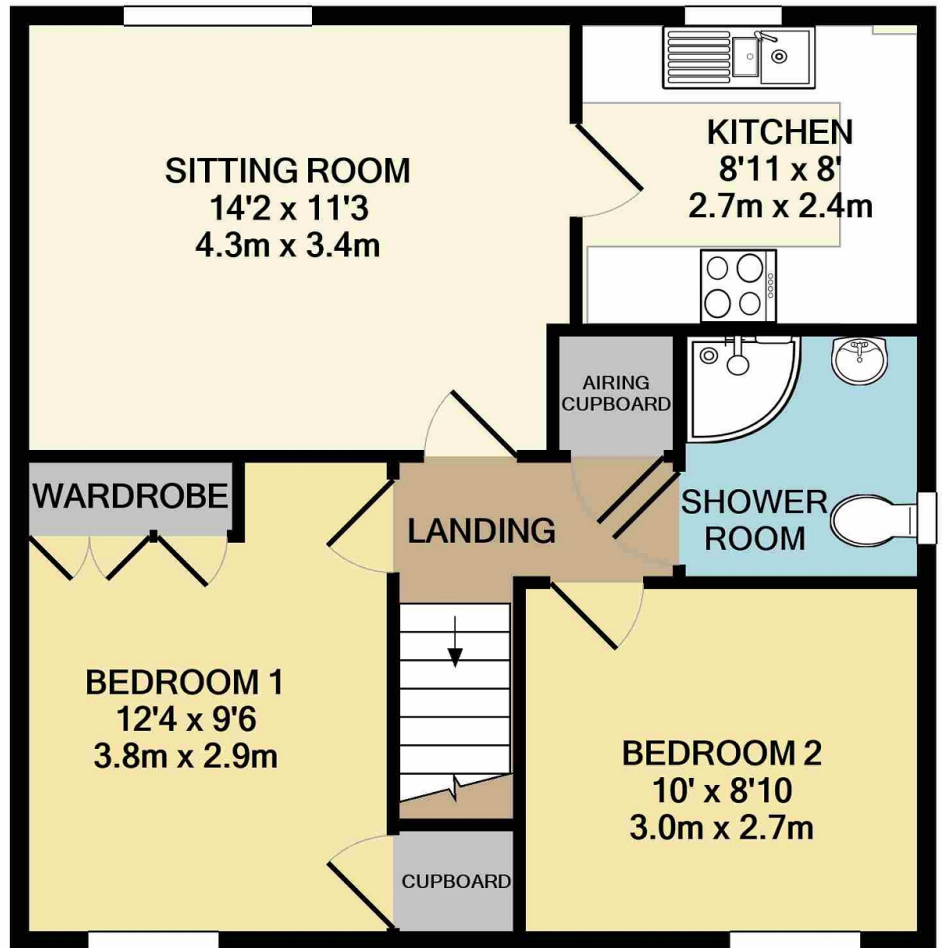
EPC RATING

The EPC rating for this property is C71





ENTRANCE FLOOR
APPROX. FLOOR
AREA 63 SQ.FT.
(5.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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