



**Flat 56 Kenilworth Court, Kenilworth Close, New Milton, BH25 6BN.**

**Guide Price £134,950**



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





## Flat 56 Kenilworth Court, Kenilworth Close, New Milton, Hampshire, BH25 6BN.

**Guide Price £134,950**

A Ground Floor Two Bedroom Flat requiring modernisation and lease extension (Apx £40,000). Features of the property include Entrance Hall, Kitchen, Sitting Room, Bathroom, Sun Terrace, Communal Gardens and a Garage in nearby block. Sole Agents, Vacant Possession.



## ENTRANCE HALL

Communal front door and personal door provides access to Entrance Hall. Smooth finished ceiling, ceiling light, airing cupboard housing pre-lagged hot water cylinder with fitted immersion. Cupboard housing electric meter and consumer unit.

## LOUNGE/DINER (14' 5" X 11' 7") OR (4.39M X 3.54M)

Aspect to the side and rear elevations through UPVC double glazed windows. Personal door providing access onto front terrace, smooth finished ceiling, ceiling light, electric fire, power points, electric radiator.

## KITCHEN (13' 10" X 8' 6") OR (4.21M X 2.58M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, one and a half bowl single drainer stainless steel sink unit set into a work surface extending along three walls with base drawers and cupboards beneath, recess for gas cooker, washing machine and full height fridge/freezer.

## BEDROOM 1 (11' 1" X 13' 5") OR (3.37M X 4.10M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points, electric radiator.

## BEDROOM 2 (10' 2" X 7' 2") OR (3.10M X 2.19M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points.

## BATHROOM (10' 2" X 6' 9") OR (3.10M X 2.05M)

Obscure UPVC double glazed window facing front elevation, smooth finished ceiling, ceiling light, panelled bath unit, low level WC, pedestal wash hand basin, part tiled wall surround, heated towel rail.

## OUTSIDE

The communal areas are mostly laid to lawn with a selection of shrub and flower beds and there is a GARAGE located in a nearby block.

## VIEWING ARRANGEMENTS

Viewing 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. 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.

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and take the 5th turning left into Kenilworth Close where Kenilworth Court will be found.

## PLEASE NOTE

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## LEASE & MAINTENANCE.

The vendor informs us that the original lease was 99 years from 1968. We have been given an approximate guide of £40,000 to extend the lease. Maintenance and ground rent approx £400 per quarter. The management company has confirmed that there is no ground rent payable.

## TENURE

The resale tenure for this property is Leasehold.

## COUNCIL TAX

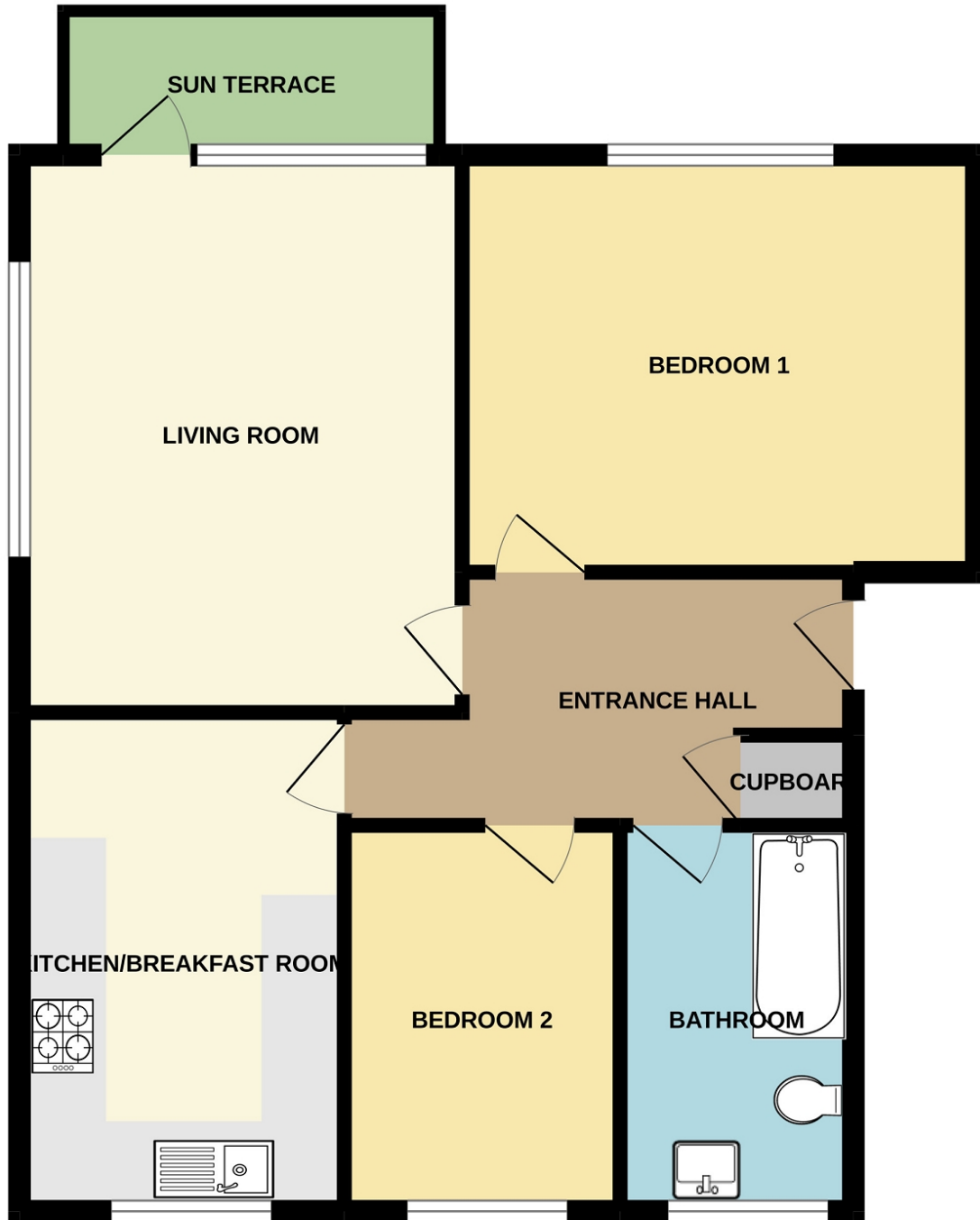
The council tax for this property is band B.

## EPC RATING

The EPC rating for this property is F32.



GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 sq.m.) approx.

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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