



Flat 2, 16 Station Road, New Milton, Hampshire. BH25 6JX

Guide Price £139,950



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





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A superbly presented one bedroom first floor flat located in the heart of New Milton town centre and offering numerous features including modern kitchen, lounge/ dining room, bathroom, bedroom, gas fired central heating, UPVC double glazing, Vendor suited, Sole Agents.



COMMUNAL ENTRANCE DOOR

Personal door providing access to:

ENTRANCE HALL

Smooth finished ceiling, ceiling light point, smoke detector, cupboard housing consumer unit and additional large storage cupboards with shelving. Openway through to:

LOUNGE/DINER (16' 5" X 12' 10") OR (5.00M X 3.90M)

Aspect to the front elevation through two UPVC double glazed windows, two panelled radiators, power points, TV aerial point, feature electric fireplace with modern hearth, surround and mantel. Openway through to:

KITCHEN (10' 10" X 5' 7") OR (3.29M X 1.70M)

Aspect to the front elevation through UPVC double glazed window providing views across to New Milton water tower. Smooth finished ceiling, ceiling light, wall hung gas fired boiler. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Electric cooker, four ring gas hob and canopy extractor fan over. Part tiled wall surrounds, recess for full height fridge/freezer and washing machine, eye level storage cupboards.

BEDROOM (14' 7" X 8' 6") OR (4.45M X 2.60M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, panelled radiator.

BATHROOM

Part tiled wall surrounds with panelled bath, monobloc mixer tap and shower attachment and glazed shower screen. Tiled flooring, pedestal wash hand basin, tiled splash back, wall mounted mirror fronted medicine cabinet. Heated towel rail, low level WC, smooth finished ceiling, extractor fan and ceiling light.

LEASE

The Vendor informs us that there is approximately 117 years remaining on the original lease and the maintenance is Ground £200. pa. Maintenance approximately £500. pa. Buildings Insurance approximately £150. pa.

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.

DIRECTIONAL NOTE

From our Office proceed up Station Road and the block is located on the corner of Whitefield Road.

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

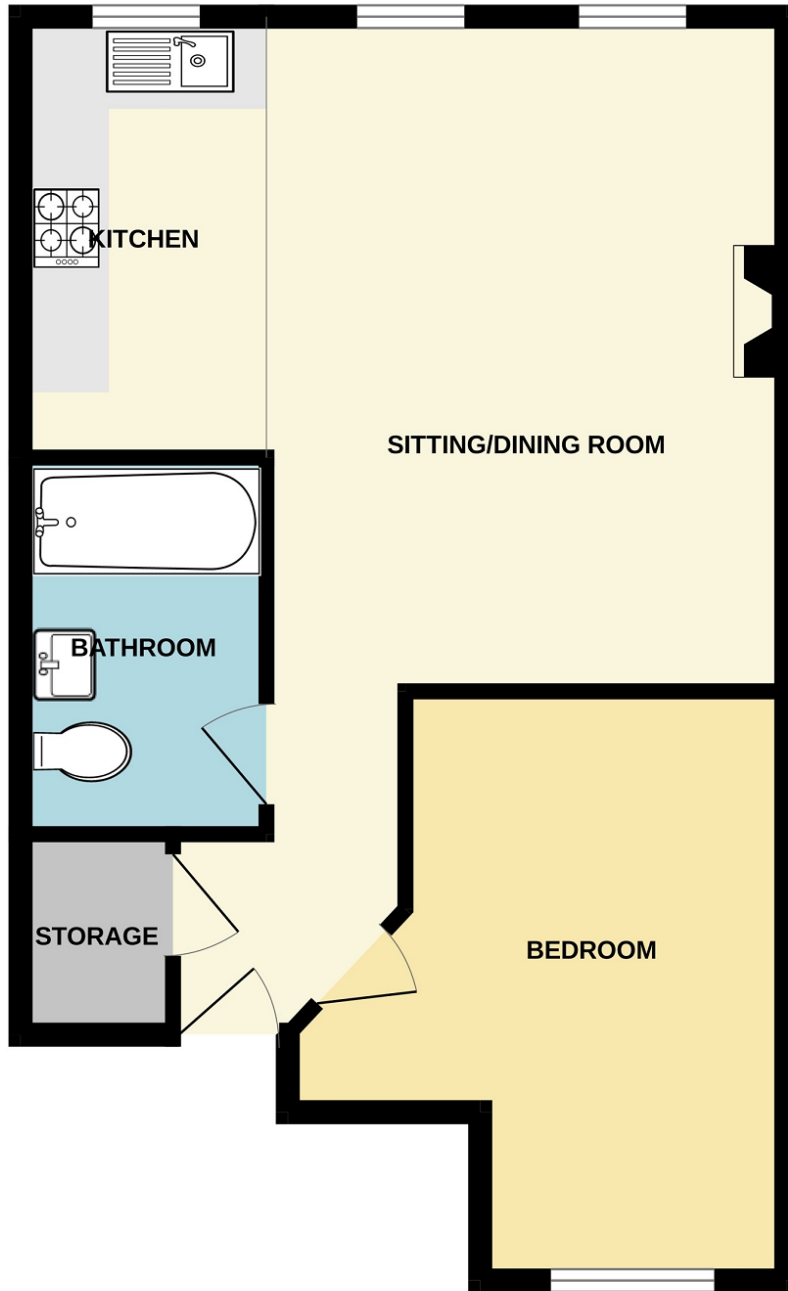
COUNCIL TAX

The council tax for this property is band A

EPC RATING

The EPC rating for this property is C73

GROUND FLOOR



ROSS NICHOLAS ESTATE AGENTS

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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.