



**11 Trevone Herbert Road, New Milton, Hampshire. BH25 6BX**

**£229,950**



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







## 11 Trevone Herbert Road, New Milton, BH25 6BX

**£229,950**

A well presented but slightly dated first floor two bedroom chain free flat benefiting from an extended lease with approximately 141 years remaining. The flat is situated within easy reach of New Milton Town centre in a quiet sought after residential area. The flat has a garage which has a lease which is shorter than the main flat with approximately 52 years remaining.



## COMMUNAL ENTRANCE DOOR

Provides access to well maintained communal corridor, staircase leads to first floor landing and main front door with spy hole, Chubb and Yale locks provide access to:

## ENTRANCE HALL (9' 11" X 9' 2") OR (3.01M X 2.80M)

Coved and textured ceiling, ceiling light point, access to loft with pull down loft ladder, wall mounted central heating thermostat, power points, radiator, double opening doors provide access to spacious airing cupboard with slatted shelving within with lagged hot water cylinder to one side with fitted immersion heater. Double opening coats storage cupboard with hanging rail and shelf above which also houses the fuse box and glazed door provides access to:

## SITTING ROOM/DINING ROOM (21' 10" X 12' 11") OR (6.66M X 3.94M)

Coved and textured ceiling, two ceiling light points, two wall light points, double glazed windows overlooking the street scene and communal gardens with additional opaque double glazed window facing side aspect facing North. Two single panelled radiators, power points, attractive fire place surround with adjoining electric fire, TV aerial point, satellite connection point. Quality fitted bookshelves to one wall, serving hatch through to kitchen.

## KITCHEN (15' 11" X 7' 9") OR (4.85M X 2.37M)

Coved and textured ceiling, ceiling light, UPVC double glazed window facing an Easterly aspect to the rear of the building. Tiling to full height. Comprehensive range of eye level and floor mounted kitchen units in a gloss white finish with laminated roll top work surfaces with single bowl sink unit with twin drainer with mixer tap above. Floor standing gas cooker, space and plumbing for automatic washing machine and dishwasher, access to gas meter, power points, space for upright fridge/freezer, floor standing Marathon gas fired central heating boiler with Honeywell digital programmer above. Expelair extractor, power points, cooker panel point, radiator.

## BEDROOM 1 (15' 10" X 9' 10") OR (4.83M X 3.0M)

Coved and textured ceiling, ceiling light point. UPVC double glazed window facing front aspect (West) overlooking the street scene, range of fitted bedroom furniture flanking one wall with 12 storage drawers with display surface above and knee hole for dressing table, TV aerial point, power points, range of fitted wardrobes to one wall, radiator.

## BEDROOM 2 (13' 11" X 9' 2") OR (4.24M X 2.79M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing an Easterly aspect with radiator beneath, power points, triple opening wardrobes.

## BATHROOM (9' 1" X 5' 9") OR (2.78M X 1.76M)

Coloured suite comprising panelled enclosed bath with mixer taps. Low level WC to one side. Wash hand basin with hot and cold tap with large wall mounted mirror above with strip light and shaver socket. Wall mounted medicine cabinets with mirror fronted doors, glazed door provides access to shower cubicle which houses and electric Triton Enrich electric shower unit with adjustable shower attachment. Tiling to full height in bathroom, radiator, bar heater and bathroom fittings, towel rails. Ceiling light point, opaque window.

## CLOAKROOM (5' 0" X 2' 7") OR (1.53M X 0.78M)

Ceiling light point, opaque UPVC double glazed window. Low level WC with push button flush, wall mounted wash hand basin with mirror above. Radiator, tiling to full height.

## OUTSIDE

The property benefits from a GARAGE with electric light situated in a block behind the property which has a shorter lease than the main flat, the lease started in 1976 and now has approximately 52 years remaining. Visitor parking bays to the rear of the building and the grounds are maintained to a high standard providing an attractive setting and outlook from the building.

## 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 in Old Milton Road proceed to the town centre traffic lights and cross over into Ashley Road. Take the second turning left into Herbert Road where Trevone will be found.

## WEBSITE

[www.rossnicholas.co.uk](http://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.

## LEASE

The flat has an extended lease. The lease originally started in March 1976. The lease was extended about 10 years ago by adding another 90 years to the original lease. The flat (only) now has 141 years (approximately).

## MAINTENANCE & GROUND RENT

Maintenance charge is £505 half yearly. There is no ground rent to pay.

## EPC RATING

The EPC rating for this property will be confirmed shortly.



FIRST FLOOR FLAT  
914 sq.ft. (84.9 sq.m.) approx.



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TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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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.