



118a Station Road, New Milton, Hampshire, BH25 6LQ.

£145,000



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

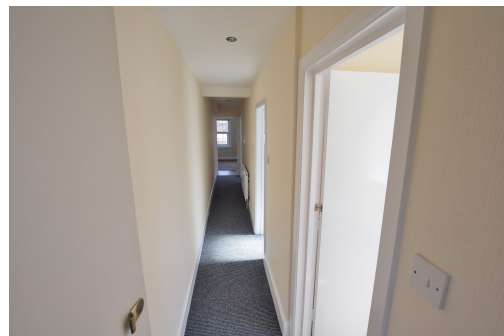




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A spacious First Floor One Bedroom Flat located in the very heart of New Milton on the main High Street, only a few minutes walk from the main line Railway Station. The flat benefits from a large Lounge with an Open Plan Kitchen, a sizeable Double Bedroom, a small Study/Second Bedroom and a modern, well fitted Bathroom with Shower. Gas Fired Central Heating, Double Glazing.



ENTRANCE HALL

Central heating radiator. Ceiling down lighting.

LOUNGE (18' 10" X 12' 11") OR (5.74M X 3.94M)

Ceiling down lighting. Central heating radiators. Three large windows.

KITCHEN

A good range of modern eye level and base level drawer and cupboard units. Worktops incorporating stainless steel sink. Tiled splash backs. Built in oven, hob and extractor fan, refrigerator, washing machine, wood laminate style floor.

BEDROOM 1 (12' 5" X 11' 0") OR (3.78M X 3.35M)

Central heating radiator, double glazed window, power points, ceiling down light.

STUDY (8' 6" X 5' 3") OR (2.59M X 1.60M)

Central heating radiator, UPVC double glazed window, power point, ceiling down light.

BATHROOM (8' 10" X 5' 4") OR (2.69M X 1.63M)

Modern suite of bath, wash hand basin and WC. Electric shower and glass screen. Electric shaver socket, ceiling down light. Vinyl flooring.

LEASEHOLD & MAINTENANCE FEES

The flat benefits from a 112 year lease. Maintenance charges to be confirmed shortly.

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 turn right at the traffic lights and proceed along Station Road. 118a Station Road is located above MIND the charity shop on the right hand side and can be accessed off Elm Avenue via the service road.

PLEASE NOTE

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

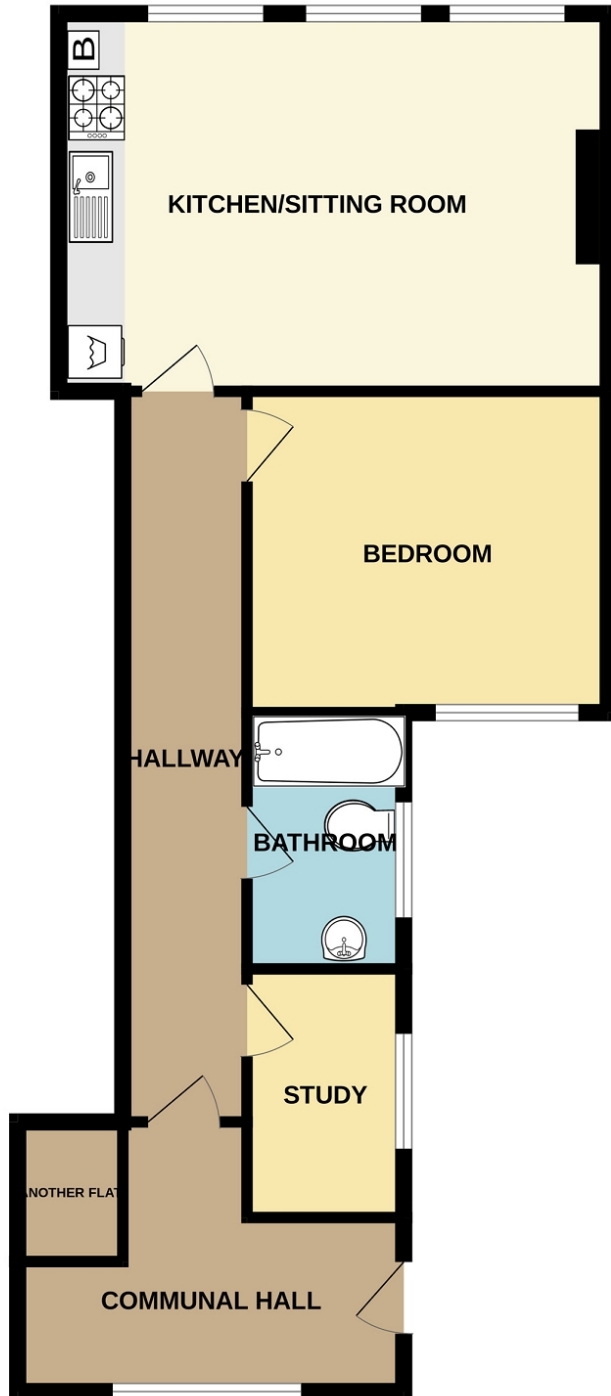
COUNCIL TAX

The council tax for this property is band A

EPC RATING

The EPC rating for this property is C69

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.