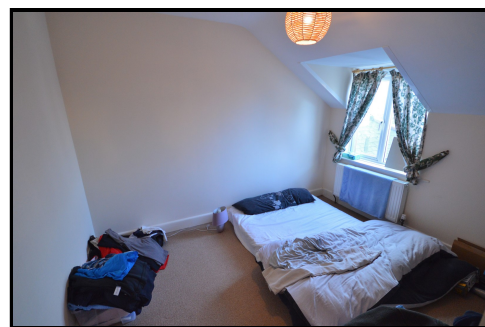




118B Station Road, New Milton, Hampshire. England. BH25 6LQ

£125,000



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





**118B Station Road, New Milton, Hampshire,
BH25 6LQ**

£125,000

A one bedroom (chain free) second floor bright and airy flat situated in the heart of New Milton. The property will be offered with a fresh 125 year lease.



OUTSIDE

From rear of Station Road provides access to galvanised staircase leading to a UPVC double glazed door leading to communal corridor with two double glazed windows, wall light point, carpeted floor covering and first door on the left provides access to 118B.

ENTRANCE HALL

Two ceiling downlights, mains voltage smoke detector, emergency back up lighting, radiator and staircase provides access to second floor landing. Access to loft, smoke detector, ceiling light point, Drayton digital central heating thermostat, door to shower room, door leads to:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (18' 11" X 12' 11") OR (5.77M X 3.94M)

Kitchen area comprises of ceiling light point, comprehensive range of eye level and floor mounted modern cream fronted units with laminated wood block effect work top surfaces with single drainer sink unit with bowl and swan necked mixer tap above. Fitted four ring gas hob with fan assisted oven and grill beneath with filter hood above. Cupboard provides access to Worcester gas fired central heating boiler. Floor standing Hotpoint Aquarius washing machine, floor standing fridge and freezer, attractive tiled splash back, Vinyl cushion flooring, power points and room continues to provide access to:

DINING ROOM

Smooth finished ceiling which slopes to one side, large UPVC double glazed window overlooking the street scene with views towards HSBC and Co-operative food store. TV aerial connection point, telephone point, double panel radiator with independent thermostat.

BEDROOM 1 (10' 11" X 8' 0") OR (3.34M X 2.44M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect towards Elm Avenue with double panel radiator beneath with independent thermostat, power points.

SHOWER ROOM (7' 7" X 3' 10") OR (2.31M X 1.17M)

Modern white suite comprising low level WC with push button flush, pedestal wash hand basin with tiled splash back and mirror above. Glazed display shelving, shaver socket to one side. Ladder style towel rail, wall mounted extractor, Vinyl cushion flooring, glazed door provides access to fully tiled shower cubicle with electric Mira Sport shower unit.

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 Station Road turn right at the traffic lights into Station Road and No. 118B will be found on the right-hand side almost opposite M and S Food and the entrance is located to the rear of Mind the charity shop.

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.

LEASEHOLD & MAINTENANCE FEES

The flat will benefit from a fresh 125 year lease. Maintenance charges are: ground rent is £200 per annum, service charge is £500 per annum.

The insurance cost for the building was £707.76 this year (October 22 to October 23). Apportioned as follows:
Shop pays 60% of premium = £444.66 inc admin fee, each flat pays 20% of premium = £161.55 inc admin fee

TENURE

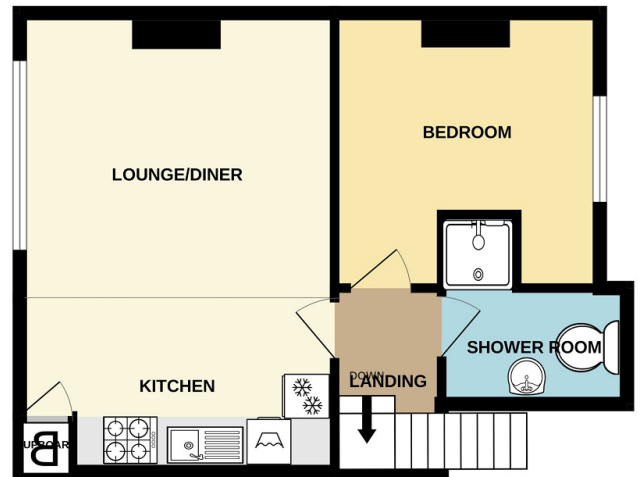
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is C76

1ST FLOOR
57 sq.ft. (5.3 sq.m.) approx.

2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 484 sq.ft. (45.0 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.