



**Flat 2, 43 Station Road, New Milton, Hampshire. BH25 6JX**

**£89,950**



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





**Flat 2, 43 Station Road, New Milton, Hampshire. BH25 6JX**  
**£89,950**

A second floor bright and airy studio flat situated in the heart of New Milton Town centre and within walking distance of New Milton railway station.



## **ENTRANCE**

With stairs leading up to the 2nd floor.

## **SITTING ROOM (16' 3" X 14' 3") OR (4.95M X 4.34M)**

An extremely attractive room with large dormer window, feature ornamental fireplace, leaded window, ceiling spotlighting.

## **KITCHEN (8' 1" X 6' 1") OR (2.46M X 1.85M)**

Well fitted modern kitchen with a good range of eye level and base level units, worktop areas incorporating stainless steel sink, washing machine, refrigerator and cooker, wooden flooring, ceiling spotlighting.

## **SHOWER ROOM (9' 7" X 4' 3") OR (2.92M X 1.30M)**

Well fitted with a fully tiled shower cubicle with Mira shower with glazed door, wash hand basin and low level WC, Dimplex wall heater, built in airing cupboard, wooden flooring, ceiling spotlighting.

## **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.

## **AGENTS 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 new 125 year lease. Maintenance charges will be confirmed by the seller shortly.

## **DIRECTIONAL NOTE**

From our offices in New Milton head towards the main town centre traffic lights and head north up Station Road. Turn right into Osborne Road and turn left by the Wellington's Free House which will provide you access to the communal entrance.

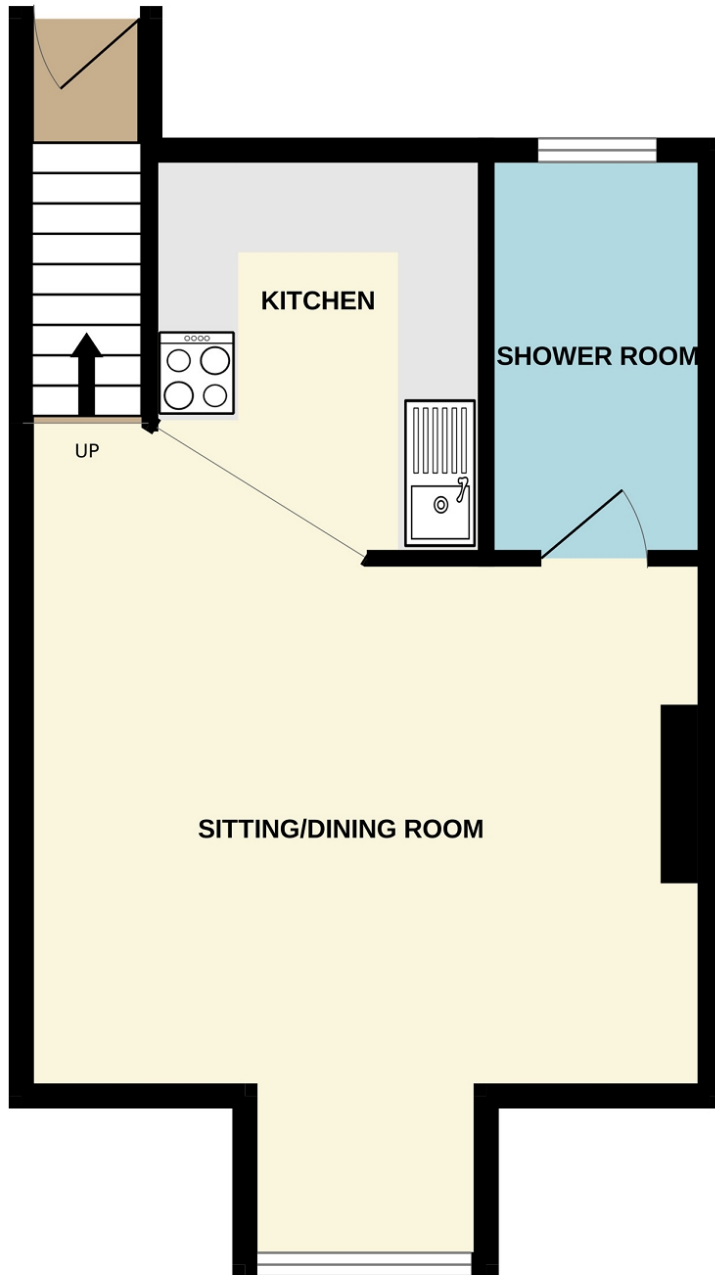
## **TENURE**

The resale tenure for this property is Leasehold.

## **EPC RATING**

The EPC rating for this property is E39

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



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TOTAL FLOOR AREA : 388 sq.ft. (36.1 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.