



15 Wellington Court Fernhill Lane, New Milton, Hampshire. BH25 5ST

£205,000



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





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BH25 5ST**

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A very well presented and modernised attractive two bedroom town house forming part of a highly sought after modern development conveniently located within walking distance of the town centre, built specifically for the over 60's. Modern heating system, communal grounds and parking.



UNDER COVER ENTRANCE

Provides access to UPVC double glazed door in turn leading to:

ENTRANCE HALL (4' 6" X 3' 8") OR (1.37M X 1.13M)

Staircase to first floor landing with fitted stair lift. Modern wall mounted heater, wall light point and door provides access to:

SITTING ROOM/DINING ROOM (13' 3" X 12' 8") OR (4.05M X 3.86M)

Coving to ceiling, UPVC double glazed window benefiting from a Southerly aspect looking towards New Milton Water tower. Attractive fireplace surround, telephone point, power points, TV aerial connection point, newly replaced Quantum storage heaters with digital display. Door provides access to under stairs storage cupboard, numerous power points, three wall light points, door provides access to rear hallway.

HALLWAY (9' 9" X 3' 0") OR (2.97M X 0.91M)

Wall light point, UPVC double glazed door providing access to rear communal garden. Power point, modern Quantum storage heater with digital display. Door provides access to Utility Room, door provides access to ground floor Cloakroom and door provides access to Kitchen.

KITCHEN (9' 9" X 8' 4") OR (2.98M X 2.55M)

UPVC double glazed window overlooking the rear communal garden. Modern comprehensive range of kitchen units with laminated wood grain effect working surfaces with adjoining Franke stainless steel sink with stainless steel style swan necked mixer tap. Comprehensive range of eye level and floor mounted kitchen units one of which benefits from a full size AEG dishwasher, fitted ceramic hob with Whirlpool fan assisted electric oven and grill beneath. Concealed filter hood, attractive tiled splash backs. Space for upright fridge/freezer, Vinyl cushion flooring and door provides access to:

UTILITY ROOM (4' 2" X 3' 8") OR (1.27M X 1.11M)

Ceiling light point, space and plumbing for automatic washing machine with roll top work surface over. Nest of storage drawers to one side with nest of storage drawers to one side with additional shelving and storage space above.

CLOAKROOM (6' 5" X 4' 8") OR (1.95M X 1.41M)

Ceiling light point, UPVC double glazed window facing rear aspect with opaque glass. Modern fitted suite comprising low level WC with push button flush, wash hand basin with monobloc mixer tap, vanity units and storage cupboards to one side with mirror fronted medicine cabinet above. Attractive tiled splash backs, Vinyl cushion flooring, Dimplex storage heater.

FIRST FLOOR LANDING (9' 4" X 3' 3") OR (2.85M X 0.98M)

Access to loft via hatch. Smoke detector, power point, wall light point, thermostatic controls for electric towel rail. Door provides access to airing cupboard with pressurised hot water cylinder with slatted shelving above with fitted immersion heater.

BEDROOM 1 (13' 11" X 12' 9") OR (4.25M X 3.89M)

A fantastic sized double bedroom with two sets of UPVC double glazed windows benefiting from a Southerly aspect, numerous power points, telephone point, two wall light points, modern Quantum Dimplex storage heater with digital display. TV aerial point, power points, double opening sliding wardrobe doors provide access to a mixture of hanging and shelving within. Double opening louvre doors provide access to deep storage cupboard with fitted shelving and hanging rail within.

BEDROOM 2 (9' 10" X 7' 11") OR (2.99M X 2.42M)

Ceiling light point. Timber double glazed window facing rear aspect. Power points, door provides access to eaves storage cupboard.

SHOWER ROOM (7' 7" X 5' 8") OR (2.30M X 1.73M)

Modern white shower room replaced in recent years with low level WC, wash hand basin with monobloc mixer tap with vanity unit beneath, mirror fronted medicine cabinet above, shower cubicle with glazed shower screen with pull across shower curtain with Mira electric shower unit, pull down seat and adjustable shower attachment. Chrome effect thermostatically controlled towel rail, Vinyl cushion flooring, pull down stabilisers either side of toilet, Velux style window facing rear aspect, ceiling extractor, ceiling light.

OUTSIDE

The development benefits from numerous parking bays on a first come first serve basis. The gardens are well maintained by the Management Company. To the rear there is a small patio area with communal lawn providing an ideal place for potted plants or garden table and chairs which is shared by four further cottages.

LEASEHOLD & MAINTENANCE FEES

Original lease was 99 years which we believe started in 1989 when the development was built. We believe the house has a 65 year lease remaining. Monthly maintenance charge is £218.78 which includes the water, garden maintenance and window cleaning etc.

COMMUNAL FACILITIES

There is a resident house manager on site. Wellington Court provides excellent communal facilities including a lovely residents lounge area, guest suite and washing/drying facilities.

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 and turn left at the traffic lights into Station Road and proceed over the railway bridge and Wellington Court will be found on the right.



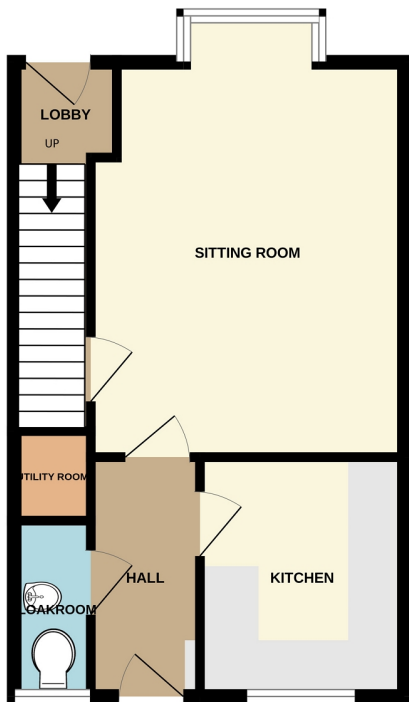
PLEASE NOTE

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.

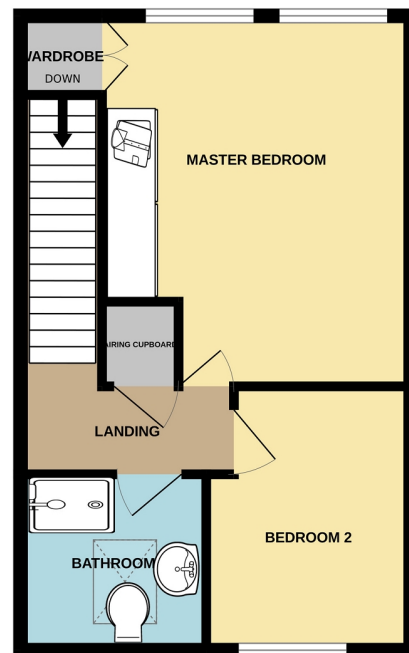
EPC RATING

The EPC rating for this property is

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



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TOTAL FLOOR AREA : 813 sq.ft. (75.6 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.