



**1 Maple Court Manor Road, New Milton, Hampshire. BH25 5WS**

**£199,950**



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





## **1 Maple Court Manor Road, New Milton. BH25 5WS**

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A superb ground floor two bedroom flat situated in Manor Road which is presented to an excellent standard throughout. Features of the property include access onto private patio, open plan living areas, bathroom, allocated parking and communal gardens.



## COMMUNAL ENTRANCE

Providing access to well maintained communal corridor with automatic lighting, fully carpeted floor coverings and door provides access to:

## ENTRANCE HALL

6.37m x 1.15m

Ornately coved and smooth finished ceiling, two ceiling light points, mains voltage smoke detector, UPVC double glazed window facing side aspect (West) double panel radiator with alarm system above and entry phone system to one side. Stainless steel switches and sockets. Oak veneered doors with chrome polished handles, Drayton central heating thermostat, door provides access to storage cupboard with electric meter, consumer unit and fitted shelf above, door to airing cupboard with bar heater and slatted shelving above and door provides access to boiler cupboard housing the Glow Worm Ultracom 30CX1 with storage beneath. Glazed door provides access to:

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (17' 2" X 12' 8") OR (5.23M X 3.86M)

Coved and smooth plastered ceiling, main ceiling light point/chandelier in Sitting Room area. Sitting room comprises double opening UPVC double glazed doors with matching side screens and window openers overlooking the South facing communal gardens with adjoining private patio. Double panel radiator with independent thermostat. Chrome switches and sockets including telephone point, TV aerial point, Sky connection point, space for dining table.

## KITCHEN CONTINUED

Aspect to the side elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set in to a working surface extending along three walls with base drawers and cupboards beneath. Recess for full height fridge/freezer, four ring gas hob, extractor fan over and eye level storage cupboards.

## BEDROOM 1 (12' 0" X 9' 6") OR (3.66M X 2.89M)

Coved and smooth finished ceiling, ceiling light chandelier with UPVC double glazed window overlooking the South facing aspect over the communal gardens. Double panel radiator with independent thermostat, fitted curtains with stainless steel curtain pole. Quality fitted sliding mirror fronted wardrobe with shelving and hanging space within, TV aerial point, power points, telephone point.

## BEDROOM 2 (10' 4" X 7' 9") OR (3.14M X 2.37M)

Coved and smooth finished ceiling, ceiling light chandelier with UPVC double glazed window overlooking side aspect with fitted curtains and curtain pole. Double panel radiator with independent thermostat, power points.

## BATHROOM (7' 10" X 5' 7") OR (2.40M X 1.71M)

Coved and smooth finished ceiling, ceiling light point, ceiling extractor, UPVC double glazed window facing side aspect. Modern white suite comprising panelled enclosed bath with mixer taps and shower attachment, bi-fold shower screen, low level WC with wash hand basin and vanity unit beneath, mirror and strip light with shaver socket above. Radiator with independent thermostat with towel rail holder above. Fully tiled walls and flooring.

## OUTSIDE

As you approach the building there is a screened bin store to one side. A tarmac road provides access to the rear car park with each flat having an allocated parking bay with two visitor bays to one side. The car park is illuminated by low voltage lighting. Also the building benefits from a bicycle shed to one side.

## 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.

## LEASEHOLD & MAINTENANCE FEES

The lease is 125 years from 1st May 2008.

The vendor informs us that the Ground rent is £300 per annum and Maintenance and services charges are £1,729.50 per annum (this includes £500 pa maintenance reserve fund).

## DIRECTIONAL NOTE

From our office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge taking the first turning right into Manor Road.

## 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

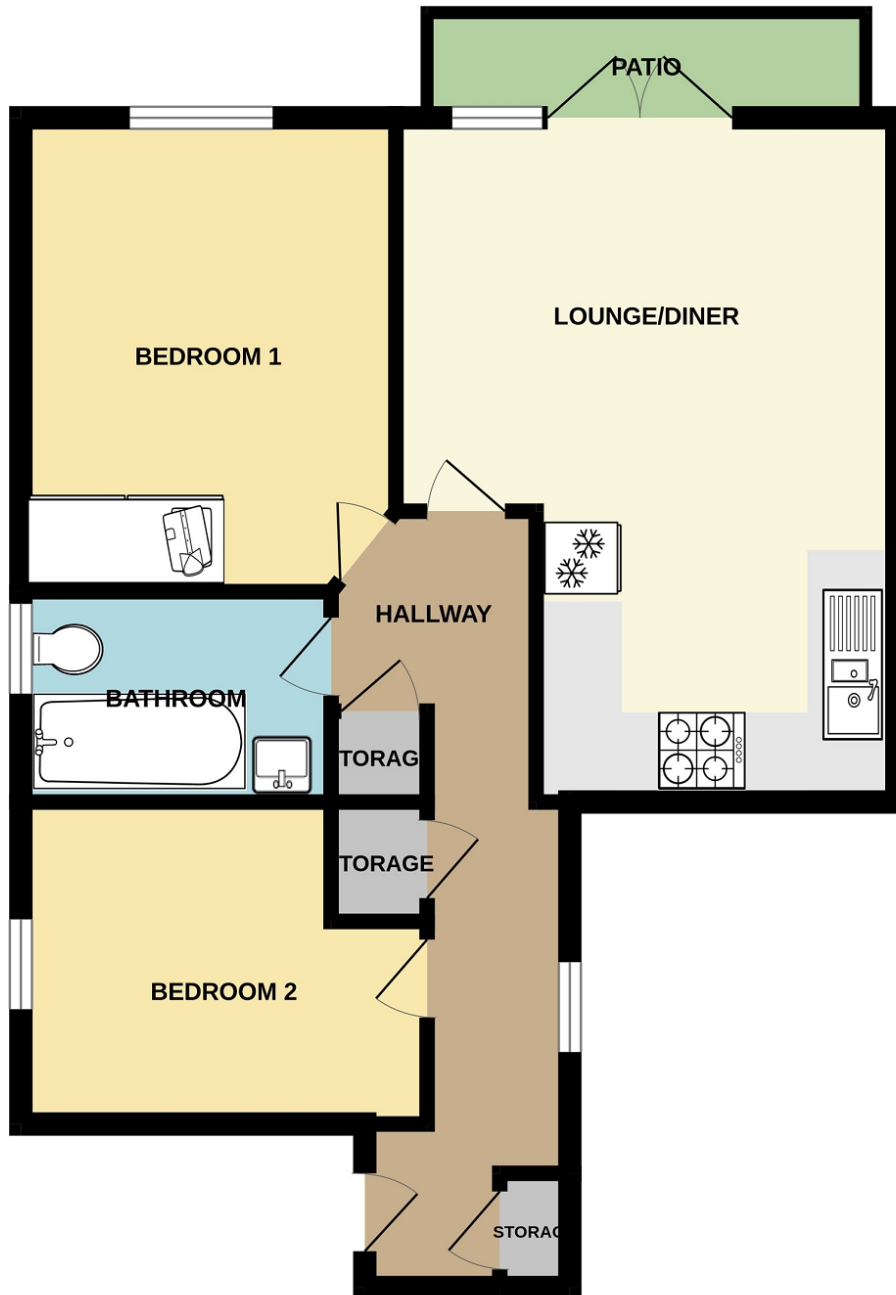
The council tax for this property is band B

## EPC RATING

The EPC rating for this property is C77



GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 517 sq.ft. (48.1 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.