



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

**Guide Price £249,950**



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

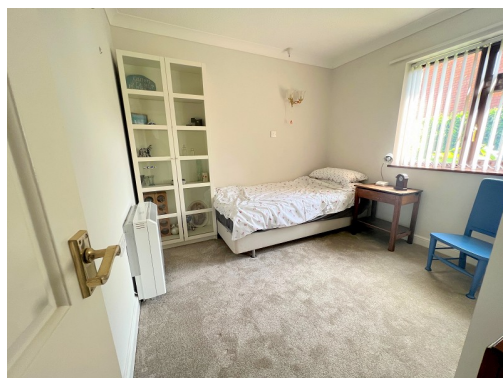




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A very well presented two bedroom retirement bungalow designed for the ages of 60 years and over Set in a mews-style retirement complex with independent living with added security of an onsite manager. Located within a short walk of New Milton town centre with numerous features including Entrance Hall, Lounge/Dining Room, modern Kitchen, Shower room, direct access onto courtyard and communal gardens. Sole Agents. Vacant possession.



## ENTRANCE HALL

Accessed via UPVC double glazed front door. Two wall light points, wall mounted electric heater, modern consumer unit, hatch to loft area, linen cupboard housing pre-lagged hot water cylinder. Fitted immersion heater and slatted shelving.

## LOUNGE/DINING AREA (14' 5" X 11' 10") OR (4.40M X 3.60M)

Aspect to the front elevation through UPVC double glazed windows. Coved ceiling, ceiling light, three wall lights, electric heater, TV aerial point, power points, electric fire set into a hearth, surround and mantel. Double glazed sliding patio doors providing access onto paved courtyard area.

## KITCHEN (9' 10" X 8' 7") OR (3.00M X 2.61M)

Aspect to the rear elevation through UPVC double glazed window with matching door to side providing access onto communal grounds. Ceiling light, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Fitted Neff electric oven, four ring induction hob with extractor fan over, eye level storage cupboards, part tiled wall surrounds, recess for full height fridge/freezer. Power points.



## BEDROOM 1 (14' 5" X 10' 2") OR (4.40M X 3.10M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, electric heater, three wall light points, power points, recessed wardrobe with large sliding mirror fronted doors, hanging rails and shelving.

## BEDROOM 2 (9' 10" X 9' 10") OR (3.00M X 3.00M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, two wall lights, electric heater, power points, double wardrobe unit with large mirror fronted sliding doors, hanging rail and shelf.



## SHOWER ROOM

Obscure UPVC double glazed window to rear. Ceiling light, extractor fan, recessed light, fully tiled wall surrounds, large walk-in shower cubicle with Mira shower unit, low level WC, pedestal wash hand basin with mirror fronted medicine cabinet with light. Heated towel rail, Dimplex electric heater.

## OUTSIDE

There is a paved pathway providing access to the front door with the front boundary mainly being shingled with shrub and flower beds. Courtyard located on the side elevation having paved patio area and lawn with hedging to provide a degree of seclusion and openway leads to the rear communal gardens which are maintained and have a selection of shrubs, flower beds and hedging.



## COMMUNAL FACILITIES

The development benefits from communal parking, maintained gardens, laundry room and lounge.

## LEASEHOLD & MAINTENANCE FEES

The land Registry indicates that there is a lease of 155 years and the vendor confirmed that the ground rent and maintenance is approximately £2,500 per annum.

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

## WEBSITE

Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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

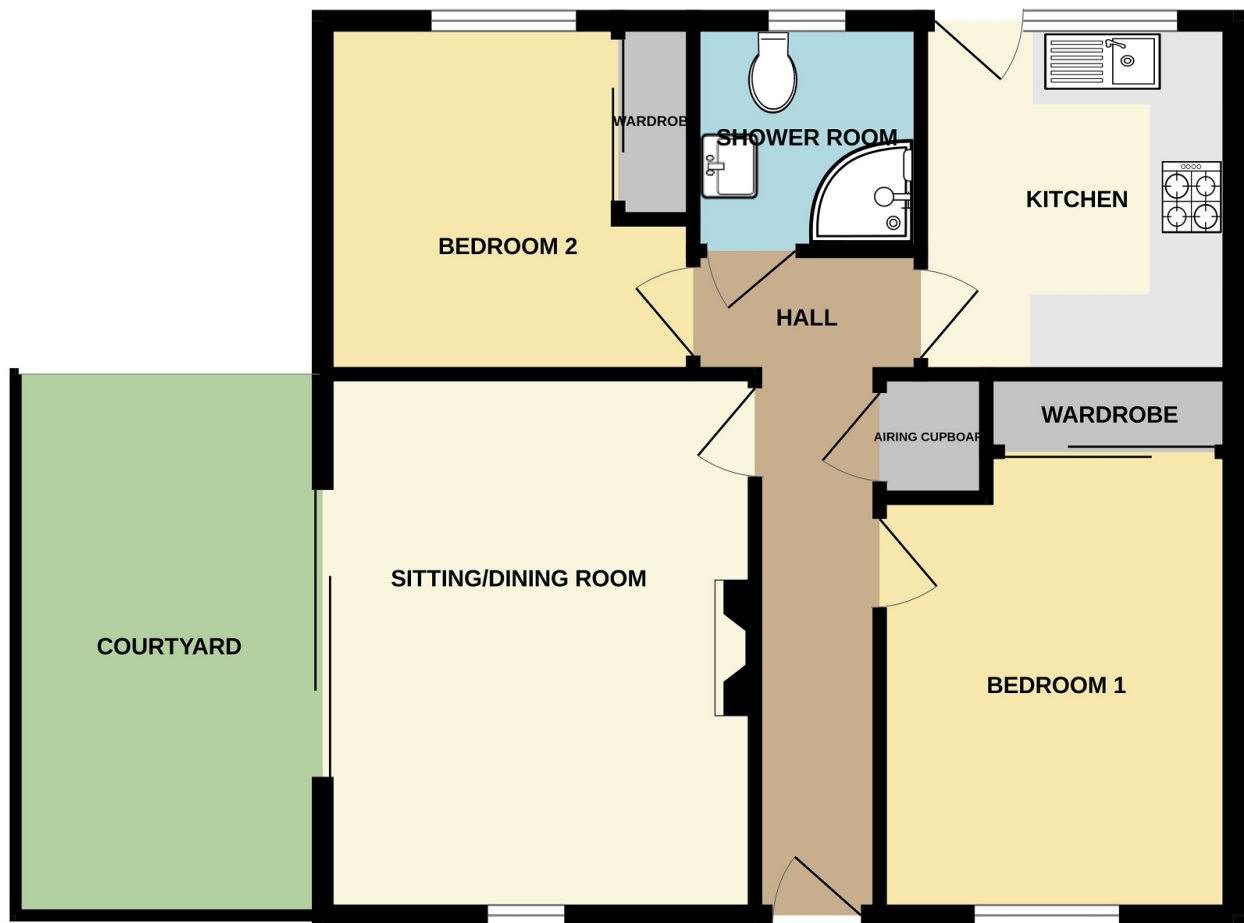
## COUNCIL TAX

The council tax for this property is band C

## EPC RATING

The EPC rating for this property is D58

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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01425 625 500  
sales@rossnicholas.co.uk

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.