



Flat 2 26 Station Road, New Milton, Hampshire. BH25 6JX

Guide Price £169,950



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

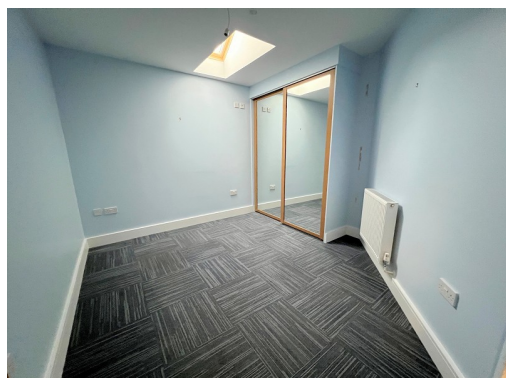




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A very well presented two bedroom first floor flat located in the heart of New Milton Town Centre and offering numerous features including Oak doors, Kitchen, Shower Room, UPVC double glazing, Gas Fired central heating and use of communal gardens.



COMMUNAL ENTRANCE

Providing access to communal hall with staircase leading to first floor. Personal door providing access to:

ENTRANCE HALL

Smooth finished ceiling, two ceiling lights, Honeywell programmer and time clock for central heating, panelled radiator, hatch to loft area, consumer unit.

SITTING ROOM (15' 6" X 11' 2") OR (4.73M X 3.40M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, TV aerial point, wall hung electric fire with wall hung TV connections.

KITCHEN (9' 7" X 7' 4") OR (2.92M X 2.24M)

Aspect to the side elevation through UPVC double glazed window. One and a half bowl stainless steel sink unit set into a granite work surface extending along three walls with range of base drawers and cupboards beneath. Fitted electric stainless steel oven with four ring gas hob and stainless steel extractor fan over. Integrated dishwasher and full height fridge/freezer. Panelled radiator, base drawers and cupboards. Eye level storage cupboards, one of which housing the Vailant gas fired boiler. Power points, integrated stainless steel microwave with storage over.

BEDROOM 1 (11' 2" X 11' 5") OR (3.41M X 3.49M)

Aspect to the rear elevation through UPVC double glazed window, range of power points, panelled radiator, smooth finished ceiling, ceiling light, fitted double wardrobe unit with large sliding mirror fronted doors, hanging rail and shelf.

BEDROOM 2 (11' 4" X 10' 9") OR (3.46M X 3.27M)

UPVC double glazed skylight providing natural light. Power points, panelled radiator, double wardrobe unit with large sliding mirror fronted doors, hanging rail and shelf.

SHOWER ROOM (6' 8" X 7' 7") OR (2.02M X 2.31M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, extractor fan, heated towel rail, low level WC, pedestal wash hand basin with tiled splash back, shower cubicle with shower screen, thermostatically controlled shower unit.

OUTSIDE

The flat benefits from use of a communal garden which is mainly paved with a selection of raised shrub and flower beds. The garden is owned by the freeholder and are to be used for normal quiet recreational purposes only.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there is a lease term of 999 years from 1 June 2014, the Ground rent is a peppercorn so effectively no rent is payable and the tenant is liable to contribute a fair and reasonable proportion of costs incurred by the landlord of providing the services. At present a figure has not been set.

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 along the road until reaching the pedestrian lights and the flat is on the left.

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.

COUNCIL TAX

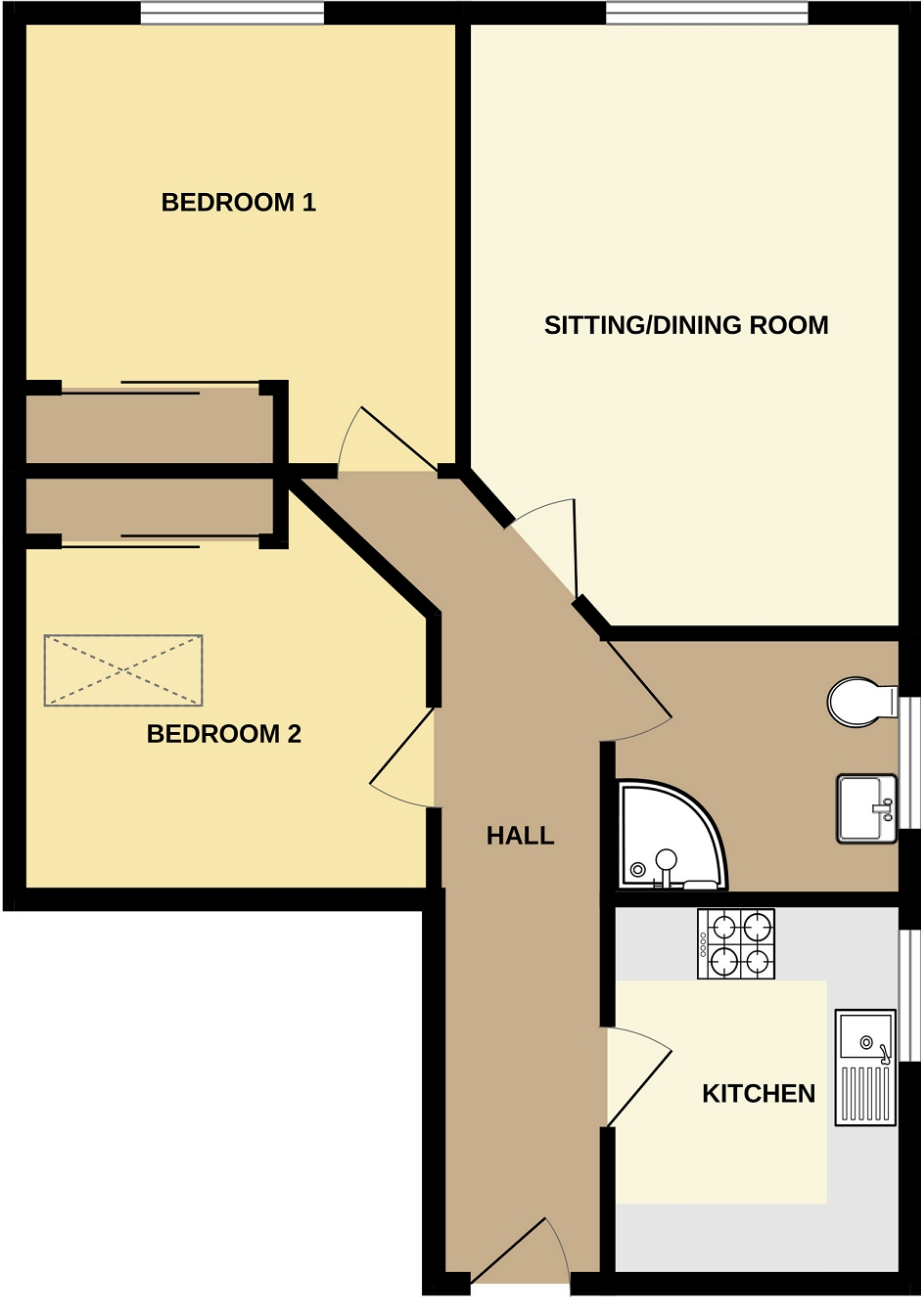
The council tax for this property is band B

EPC RATING

The EPC rating for this property is C77



FIRST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 610 sq.ft. (56.6 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk