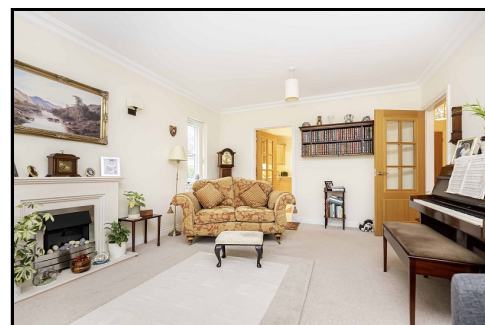




Flat 13 Elizabeth House, Whitefield Road, New Milton, BH25 6AN.

£309,950



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

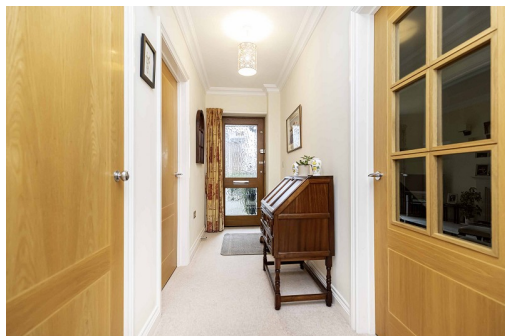




Flat 13 Elizabeth House Whitefield Road, New Milton, Hampshire, BH25 6AN.

£309,950

A fantastic opportunity to own a superbly presented, light and airy, two bedroom ground floor apartment with its own private entrance. The flat is located within easy walking distance of New Milton town centre and mainline train station and benefits from an En-Suite Shower Room, separate Bathroom and access to surrounding gardens. Allocated parking can be found adjacent to the flat.



UNDER COVER ENTRANCE

Outside light, provides access to hardwood double glazed opaque front door which in turn provides access to:

ENTRANCE HALL (18' 7" X 4' 3") OR (5.67M X 1.29M)

The flat benefits from higher than average ceilings with smooth plastered ceilings with ornate coving, two ceiling light points, mains vaulted smoke detector, attractive Oak veneered doors throughout with chrome door furniture, chrome polished switches and sockets, double panelled radiator, door provides access to coats storage cupboard which also houses the safety trip consumer unit, electric meter, wall mounted Drayton central heating thermostat to hallway, Drayton programmer for heating and hot water and door provides access to airing cupboard with pressurised hot water cylinder with slatted shelving above and fitted immersion heater. Multi-glazed door provides access to:

SITTING ROOM (16' 9" X 12' 8") OR (5.11M X 3.87M)

Double opening French doors provide access to patio leading onto the level lawn enclosed by low level box hedging providing an attractive setting and aspect from the Sitting Room windows. Due to the flat being in a sunny position all windows benefit from vertical blinds. Additional double glazed window overlooking the side gardens. Attractive fireplace surround with electric convector heater in a stainless steel finish. TV and satellite connection points, numerous power points, two double panelled radiators both with independent thermostats, two wall lights and double glazed door provides access to Kitchen.

KITCHEN (12' 4" X 8' 5") OR (3.76M X 2.56M)

Coved and smooth finished ceiling, Six ceiling downlights. Under unit lighting. Attractive Oak fronted kitchen cupboards with laminated roll top work surfaces with stainless steel one and a half bowl sink with single drainer and swan necked mixer tap. UPVC double glazed window overlooking rear garden. Fitted Beko four ring stainless steel gas hob with Hotpoint extractor chimney above. Eye level Hotpoint double oven including grill with digital programmer with storage cupboard above and beneath, space for upright fridge/freezer, pull out cutlery drawer with two pan drawers beneath. Space and plumbing for Hotpoint washing machine. Space for breakfast table, double panelled radiator, tiled flooring, numerous power points, eye level cupboard provides access to the Glow Worm Ultracom gas fired central heating boiler and return door provides access to hallway.

BEDROOM 1 (11' 4" X 11' 1") OR (3.45M X 3.37M)

Coved and smooth finished ceiling, ceiling light point. UPVC double glazed window overlooking rear garden aspect with double panelled radiator beneath with independent thermostat, built-in mirror fronted Oak effect framed sliding wardrobes with mixture of hanging and shelving space within. Numerous power points, TV aerial point, telephone point, door provides access to deep under stairs storage cupboard which benefits from wall light point which measures 2.23m x 1.05m. Door provides access to:

EN SUITE SHOWER ROOM (7' 10" X 3' 10") OR (2.40M X 1.18M)

White suite comprising low level WC, wash hand basin with vanity unit in gloss white beneath, chrome monobloc mixer tap with pop-up waste, wall mounted mirror, strip light and shaver socket above. Heated ladder style towel rail with independent thermostat. Fully tiled walls and flooring, sliding glazed shower door provides access to full size shower cubicle. Chrome effect shower mixer bar with adjustable shower attachment above. Ceiling light, ceiling extractor.

BEDROOM 2 (9' 11" X 8' 6") OR (3.02M X 2.60M)

Double bedroom with coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front garden aspect. Double panelled radiator with independent thermostat beneath, power points.

BATHROOM (7' 5" X 5' 7") OR (2.25M X 1.69M)

Coved and smooth finished ceiling, ceiling light point and ceiling extractor, fully tiled walls and flooring. Panelled enclosed bath with mixer taps and shower attachment. Low level WC with push button flush. Wash hand basin with monobloc mixer tap with pop-up waste with vanity unit beneath. Wall mounted mirror, strip light and shaver point to one side. Opaque double glazed window facing side aspect with roller blind. Radiator with independent thermostat with towel rail above.

OUTSIDE

The property is approached via bloc paved drive with well maintained and managed communal gardens. Ornamental lighting illuminates the approach and car park area with this flat benefiting from one allocated parking bay which is located adjacent to the flat. Paving then provides access to main front door entrance. Please note there is a dustbin storage area and bicycle store.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there are 111 years remaining on the original 125 year lease. Ground rent is £325 per annum and maintenance £1,361 per annum.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

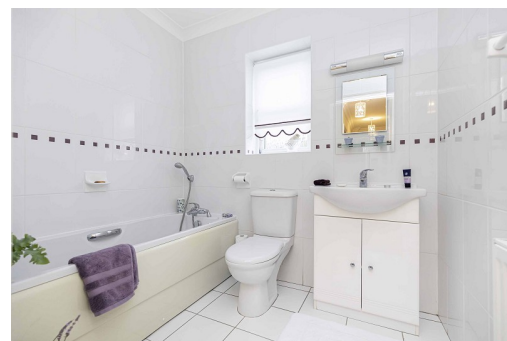
From our Office in Old Milton Road proceed down the road taking the second turning right into Whitefield Road and continue into the hammerhead of Whitefield Road where Elizabeth Court will be found.

PLEASE NOTE

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 C.



EPC RATING

The EPC rating for this property is TBC.



GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 808 sq.ft. (75.0 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.