



16 Mallard Buildings, Station Road, New Milton, Hampshire. BH25 6HY

£185,000



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





**16 Mallard Buildings, Station Road, New Milton, Hampshire.
BH25 6HY**

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A spacious two double bedroom maisonette located in the heart of New Milton town centre and offering numerous features including sun balcony, lounge/dining room, kitchen, bathroom, separate WC, personal storage cupboard, Sole Agents.



ENTRANCE (9' 8" X 6' 5") OR (2.94M X 1.96M)

Communal front door entrance with entry phone provides access to stairs and first floor landing, personal door providing access to Entrance Lobby with wall light, staircase to second floor landing, skylight with Velux window providing natural light. Modern wall mounted electric heater. Telephone point, entry phone system. Access to airing cupboard with hot water cylinder with fitted immersion heater. Access to consumer units and electric meter.

SITTING ROOM/DINING ROOM (27' 11" X 13' 5") OR (8.50M X 4.10M)

Aspect to the front elevation through UPVC full height windows. Three wall light points, ceiling light, wall mounted modern electric heater, power points. UPVC double glazed door providing access onto sun balcony with additional UPVC double glazed window to side.

KITCHEN (11' 2" X 5' 7") OR (3.40M X 1.70M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, single bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Part tiled wall surrounds, eye level storage cupboard, recess for washing machine, space for full height fridge/freezer, Samsung washing machine and electric cooker. Extractor fan.

BEDROOM 1 (15' 5" X 9' 6") OR (4.70M X 2.90M)

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light, wall mounted modern electric heater, power points, recessed double wardrobe unit with hanging rail and shelving, storage cupboards over.

BEDROOM 2 (11' 10" X 9' 6") OR (3.60M X 2.90M)

Aspect to both side and rear elevations through UPVC double glazed windows. Coved and smooth finished ceiling, ceiling light, modern wall mounted electric heater, power points.

BATHROOM (5' 8" X 5' 10") OR (1.73M X 1.78M)

UPVC double glazed window facing side elevation. Ceiling light, fully tiled wall surrounds, pedestal wash hand basin with wall mounted mirror, shaver point, extractor fan and electric heater. Panelled bath unit with wall mounted Triton shower with glazed shower screen to one side.

WC (5' 3" X 2' 10") OR (1.60M X 0.86M)

Obscure UPVC double glazed window facing side elevation. Ceiling light, corner wall hung wash hand basin with tiled splash back, low level WC.

BALCONY (8' 11" X 7' 5") OR (2.71M X 2.26M)

Enclosed behind brick walling with tiled flooring providing views of New Milton High Street with a West facing aspect. There is also a secure private store located by the front door. This provides perfect storage for bicycles if required.

LEASE

Lease 145 years remaining approx. Maintenance £450. Per quarter (TBC by Vendor).

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.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the centre traffic lights into Station Road and Mallard Buildings are located just by Morrisons Store.

WEBSITE

Visit our new improved website at 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.

EPC RATING

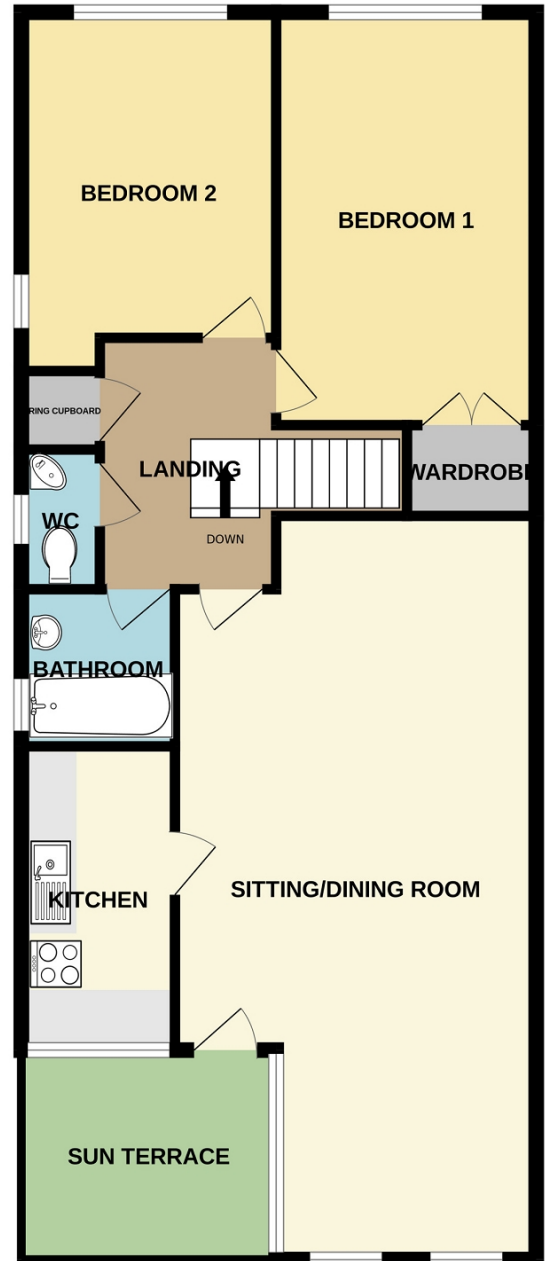
The EPC rating for this property will be confirmed shortly.



ENTRANCE FLOOR
53 sq.ft. (4.9 sq.m.) approx.



2ND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



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TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.