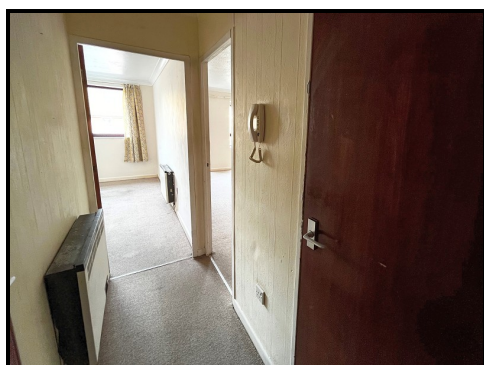




8 Mallard Buildings, Station Road, New Milton, Hampshire, BH25 6HY.

Guide Price £124,950



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





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

Guide Price £124,950

A first floor one bedroom flat located in the heart of New Milton Centre. Features of the property include communal security entrance, sitting room, kitchen, bathroom and 144 years remaining on the lease. Sole Agents and vacant possession.



COMMUNAL ENTRANCE

Security entrance door and stairs to first floor landing. Personal door to:

ENTRANCE HALL

Cupboard with water tank and storage and door leading to:

SITTING ROOM

Aspect to front over looking high street and open way through to:

KITCHEN

Sink unit set into worktop with a range of drawer and cupboards beneath.

BEDROOM

Accessed from the hall and aspect to the front elevation overlooking high street.

BATHROOM

Bath unit, wash hand basin and w.c.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the lease expires in 2168 with 144 years left and £1,631.92 maintenance fee per annum.

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.

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.

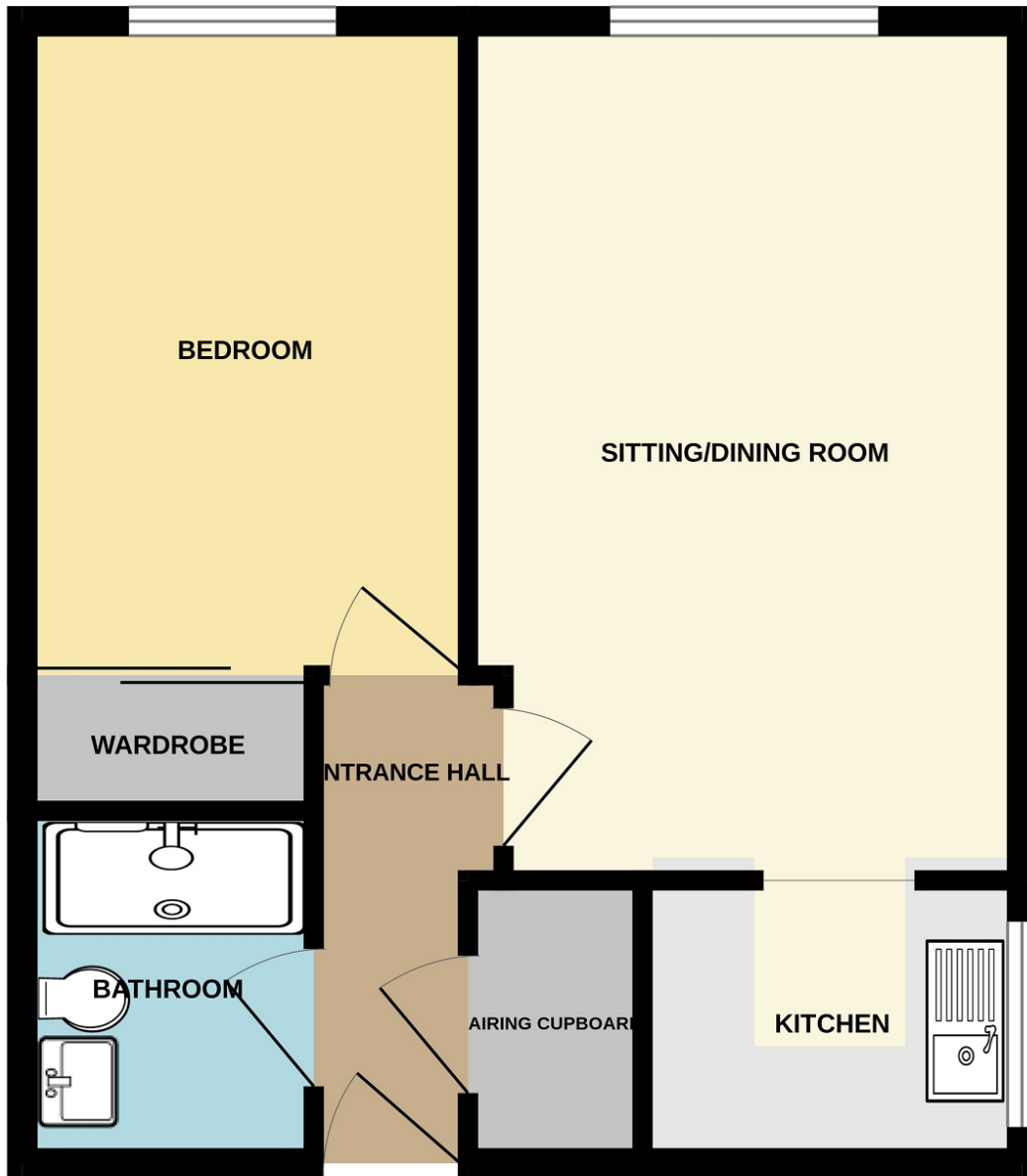
COUNCIL TAX

The council tax for this property is band A.

EPC RATING

The EPC rating for this property is TBC.

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENT

TOTAL FLOOR AREA : 428 sq.ft. (39.8 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.
Made with Metropix ©2023

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton, Hampshire, BH25 6DQ.
01425 625 500
sales@rossnicholas.co.uk