



Flat 2, Jasmine Court Whitefield Road, New Milton, Hampshire. BH25 6DE

£299,950



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





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£299,950

A rare opportunity to purchase a ground floor two bedroom flat located in the centre of New Milton and enjoying a private garden. Numerous features of the property include large Entrance Hall, Kitchen/Breakfast room, spacious Lounge/ Dining Room, Master Bedroom with en-suite bath/shower room, main bathroom, allocated parking, private store room, communal gated entrance and **share of freehold**.



COMMUNAL ENTRANCE

Accessed via remote controlled gate where there is a communal door with entry phone system leading to communal hall, private front door leading to:

ENTRANCE HALL (20' 0" X 4' 2") OR (6.10M X 1.26M)

Coved and smooth finished ceiling, ceiling light point, smoke detector, panelled radiator, security entry phone, double cupboard with twin opening doors, consumer unit, light, hanging rails and shelving.

LOUNGE/DINING AREA (15' 10" X 16' 10") OR (4.82M X 5.14M)

Aspect to both side and front elevations through four UPVC double glazed windows providing natural light. Coved and smooth finished ceiling, two ceiling light points, two double panelled radiators, telephone point, TV aerial point, Sky satellite connection.

KITCHEN/BREAKFAST ROOM (9' 9" X 14' 9") OR (2.97M X 4.49M)

Aspect to the front elevation through UPVC double glazed window. Coved and smooth finished ceiling, two ceiling light points, double panelled radiator, one and a half bowl single drainer, stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated Indesit washing machine, integrated Indesit Dishwasher. Fitted stainless steel electric oven, four ring gas hob and stainless steel canopy extractor over. Integrated fridge and freezer, part tiled wall surrounds, eye level storage cupboards.

BEDROOM 1 (14' 8" X 10' 4") OR (4.47M X 3.15M)

Aspect onto the side elevation through UPVC double glazed door providing access onto private garden. Coved and smooth finished ceiling, ceiling light point, double panelled radiator, telephone point, power points, recessed double wardrobe unit with hanging rails and shelving.

EN SUITE BATH AND SHOWER ROOM (9' 1" X 8' 6") OR (2.78M X 2.58M)

Obscure UPVC double glazed window onto side elevation. Coved and smooth finished ceiling, extractor fan, panelled bath unit with monobloc mixer tap and part tiled wall surrounds. Corner shower cubicle with sliding glazed shower screens and fitted Mira shower unit, wash hand basin with monobloc mixer tap with storage beneath and display shelving. Low level WC with concealed cistern. Cupboard housing gas fired boiler and high pressure water cylinder with slatted shelving surrounding.

BEDROOM 2 (10' 0" X 8' 8") OR (3.05M X 2.65M)

UPVC double glazed window facing rear elevation. Coved and smooth finished ceiling, ceiling light, double panelled radiator, power points, TV aerial point, telephone point.

BATHROOM (8' 8" X 10' 0") OR (2.65M X 3.05M)

UPVC double glazed window onto outside store. Coved and smooth finished ceiling, ceiling light, extractor fan, panelled bath unit with hot and cold mixer tap. Low level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

The development is accessed by remote controlled security entry gates and a driveway provides access to the allocated parking space with adjoining lockable store room with light and power. One of the main features of the property is the enclosed private garden which is designed for easy maintenance which is mainly shingled with a paved patio area, enclosed behind picket fencing and hedging. Outside lighting and personal gate providing access into side road. Lockable Store measures 2.58m x 2.45m.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 62550.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed until reaching Whitefield Road on the left. Turn into Whitefield Road and Jasmine Court will be found on the left.

TENURE

The Vendor informs us that there was a 125 year lease from 2005. Share of Freehold. Maintenance is approximately £1,716.50 per annum.

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.

TENURE

The resale tenure for this property is **Share of Freehold**

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is C75



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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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.