



21 Bramshaw Way, New Milton, Hampshire. BH25 7ST

£185,000



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

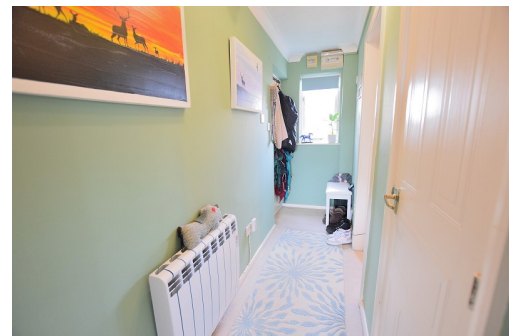




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A ground floor one bedroom flat situated mid-way between Barton Cliff top and New Milton town centre. The property has a garden and allocated parking bay.



COMMUNAL ENTRANCE

Provides access to Communal Hall with main flat entrance being on ground floor, door provides access to:

ENTRANCE HALL (13' 5" X 3' 1") OR (4.10M X 0.95M)

Coved and textured ceiling, ceiling light point, glazed window facing front aspect, modern wall mounted heater, access to safety trip consumer unit, door provides access to pressurised hot water system/airing cupboard with hanging rail above and door provides access to:

SITTING ROOM/DINING ROOM (13' 8" X 11' 7") OR (4.16M X 3.52M)

Coved and textured ceiling, ceiling light point, modern wall mounted electric heater, sliding patio doors provide access to patio and West facing garden. TV aerial connection point, telephone point and opening provides access to:

KITCHEN (11' 6" X 5' 11") OR (3.50M X 1.81M)

Coved and textured ceiling, ceiling light point, comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces. Stainless steel sink with single drainer and swan necked mixer tap above. Fitted Hotpoint touch screen hob with Hotpoint single oven and grill beneath. Space for upright fridge/freezer, space and plumbing for automatic washing machine, space for under counter condenser/dryer, tiled flooring, tiled splash backs, numerous power points.

BEDROOM 1 (10' 6" X 9' 9") OR (3.19M X 2.96M)

Coved and textured ceiling, ceiling light point. UPVC double glazed window facing front aspect, freestanding wardrobe, modern style electric radiator, power points.

BATHROOM (10' 6" X 7' 3") OR (3.19M X 2.22M)

Modern white suite comprising panel enclosed shower bath. Thermostatically controlled shower mixer with adjustable shower attachment above. Oval shaped shower screen, tiling to full height over bath area, low level WC with push button flush, wash hand basin with hot and cold tap and tiled splash back. Wall mounted mirror above. Wall mounted Expelair, bathroom fittings, Vinyl cushion flooring, heated thermostatically controlled electric towel rail, ceiling light.

REAR GARDEN

Benefits from artificial grass, raised shrub borders to two sides enclosed by panelled fencing with concrete posts and gate provides access to parking area. Outside water tap.

OUTSIDE

The property benefits from an allocated parking bay which is located just past the property near to the garage blocks.

VIEWING ARRANGEMENTS

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

MAINTENANCE & GROUND RENT

Ground Rent £40 p.a. Tax Band B, Yearly building insurance is £307.00. 63 years remaining on lease. In 2023 the owner was quoted approximately £15,000. for the existing lease to be extended.

DIRECTIONAL NOTE

From our Office proceed in a Southerly direction to the A337 Christchurch Road and turn right. Proceed until reaching Western Avenue on the left taking 2nd turning right into Ellingham Road then take the second turning right into Bramshaw Way.

PLEASE NOTE

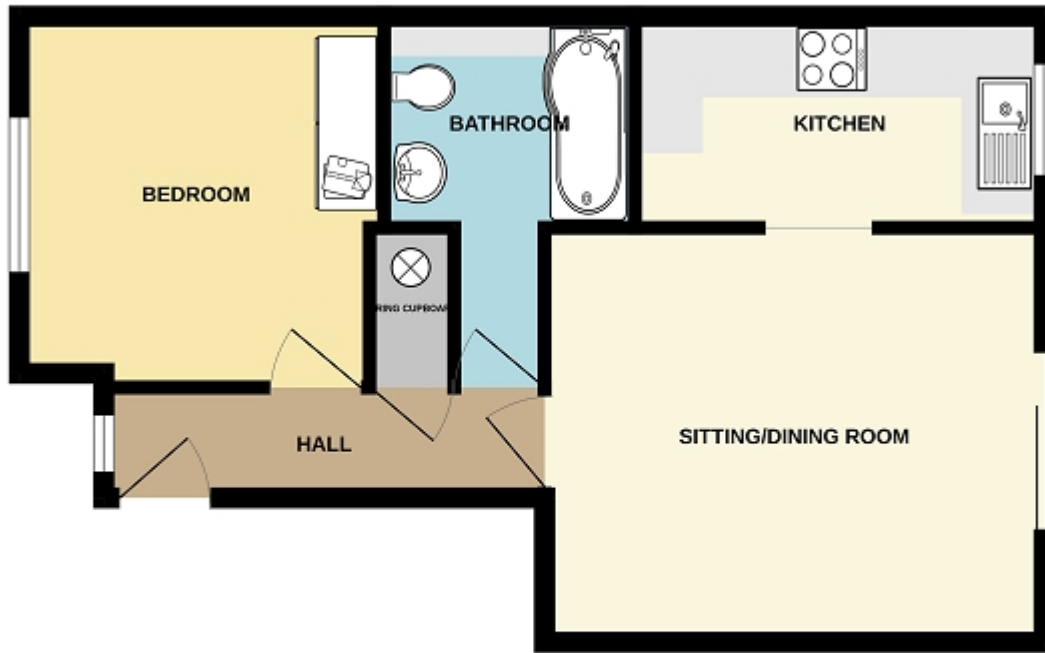
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property will be confirmed shortly.



GROUND FLOOR



ROSS NICHOLAS & COMPANY

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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9 Old Milton Road, New Milton, Hampshire. BH25 6DQ
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sales@rossnicholas.co.uk

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.