



18 Heather Lodge Whitefield Road, New Milton, Hampshire. BH25 6DF

Guide Price £225,000



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





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A spacious bright and airy top floor two double bedroom flat with elevated distant views across New Milton. Features of the property include Entrance Hall, Lounge/ Dining Room, Kitchen, En-Suite Shower Room, main Bathroom, UPVC double glazing, gas fired central heating, Garage in nearby block. Located in the heart of New Milton Town Centre.



COMMUNAL ENTRANCE DOOR

Security communal door with staircase to second floor. Personal door providing access to:

ENTRANCE HALL

Ceiling light, hatch to loft area, smoke detector, panelled radiator, cloaks cupboard with hanging rails and electric meters. Airing cupboard to side with pre-lagged hot water cylinder and shelving over.

LOUNGE/DINING AREA (18' 3" X 16' 1") OR (5.55M X 4.91M)

Aspect to the front elevation through UPVC double glazed windows. Two ceiling light points, aspect to the side through obscure UPVC double glazed window. Two panelled radiators, power points, TV aerial point, door to balcony.

KITCHEN (13' 7" X 6' 9") OR (4.13M X 2.06M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, part tiled wall surrounds, 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. Recess for washing machine and dishwasher, integrated fridge/freezer and eye level double cupboard. Part tiled wall surrounds, wall mounted Potterton gas fired boiler, programmer and time clock.

BEDROOM 1 (18' 3" X 11' 6") OR (5.55M X 3.50M)

Aspect to the front elevation through UPVC double glazed window. Two ceiling light points, power points, fitted bedroom furniture incorporating three double wardrobe units with one mirrored single unit. Bed recess, bedside tables, dressing table, power points, UPVC obscure double glazed window to side.

EN SUITE SHOWER ROOM

UPVC double glazed window to side. Ceiling light, fully tiled wall surrounds, corner shower cubicle with thermostatically controlled shower unit. Low level WC, pedestal wash hand basin with monobloc mixer tap, heated towel rail, tiled flooring, mirror fronted medicine cabinet, light and shaver point.

BEDROOM 2 (10' 1" X 9' 9") OR (3.08M X 2.98M)

Aspect to the front elevation through UPVC double glazed window. ceiling light, panelled radiator, power points. Double wardrobe with hanging rail, shelf and dressing table to side.

BATHROOM

Ceiling light, fully tiled wall surrounds with bath unit and monobloc mixer tap with shower attachment. Glazed shower screen, low level WC, pedestal wash hand basin, tiled flooring, mirror, light, shaver point and heated towel rail.

OUTSIDE

The property benefits from a Southerly facing BALCONY with views across New Milton and there is a GARAGE located in a nearby block.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the lease expires 24/06/2088 the maintenance is £1,000 and ground rent £300.00 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 and take the second turning right into Whitefield Road where Heather Lodge will be found.

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 D

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 989 sq.ft. (91.9 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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