



Flat 2 The Greys Christchurch Road, New Milton, Hampshire. BH25 6QB

Guide Price £180,000



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





Flat 2 The Greys Christchurch Road, New Milton. BH25 6QB

Guide Price £180,000

GROUND FLOOR GARDEN FLAT: A recently refurbished two bedroom ground floor flat with private garden and located within a short walk of local shopping parade. Features of the property include two off road parking spaces, sitting room, kitchen, shower room, new boiler, windows and door. Sole Agents Vacant Possession.



ENTRANCE HALL

Accessed via composite stable style front door, Coved and smooth finished ceiling, mains voltage smoke detector, two ceiling light points, picture rail, radiator, attractive wood flooring, double panelled radiator, additional single panelled radiator, recess and plumbing for washing machine with additional space for tumble dryer over, power points and door provides access to open plan Kitchen/Sitting Room.

KITCHEN AREA (18' 9" X 9' 2") OR (5.72M X 2.79M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing a Westerly aspect. L shaped arrangement of roll top work surfaces with sink unit and mixer tap, fitted four ring electric hob with single oven and grill beneath. Filter hood above. Comprehensive range of eye level and floor mounted storage cupboards, integrated full size dishwasher, eye level cupboard conceals the Worcester Bosch New gas fired central heating boiler and power points. Additional work surface/Breakfast bar with seating for two. Openway through to:



SITTING ROOM

Coved and smooth finished ceiling, ceiling light point, double opening French doors provide access to wood decked patio area which is South facing and enclosed by panelled fencing and brick walling. The Sitting Room benefits from power points, TV aerial point, large double panelled radiator.

BEDROOM 1 (14' 2" X 13' 5") OR (4.31M X 4.09M)

Coved and smooth finished ceiling, ceiling light point, two sets of UPVC double glazed windows facing front aspect with double panelled radiator beneath. Power points, wood burning stove (in working order).

BEDROOM 2 (10' 2" X 6' 2") OR (3.10M X 1.89M)

Ceiling light point, UPVC double glazed window facing side aspect, radiator, power points, TV aerial connection point.



SHOWER ROOM (10' 1" X 4' 8") OR (3.07M X 1.41M)

Modern quality white suite comprising large walk-in double shower unit. Low voltage LED downlights. Corner mirrored medicine cabinet, wash hand basin with monobloc mixer tap. Low level WC with push button waste, wall mounted extractor, ceiling downlight, wall light point, opaque UPVC double glazed window facing rear aspect. Tiled flooring, part tiled walls, heated ladder style radiator and under floor heating.

OUTSIDE

To the front of the property there is a gravel parking area which is suitable for two vehicles which belongs to the flat concerned. The rear garden has a decking area adjoining the rear of the property with the remainder of the garden being laid to lawn. The garden is enclosed behind brick walling and fencing and there is a large shed located to the rear boundary.



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.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching junction with A337 turning right into Christchurch Road and the property will be found on the left just past One Stop shop and before Park Road.

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.

LEASEHOLD & MAINTENANCE FEES

The vendor has informed us that the property has a 71 year lease and a ground rent of £100.00 ground rent per annum. There are no maintenance fees, but any costs are split between the two flats. The building insurance is approximately £280.00 per annum.

COUNCIL TAX

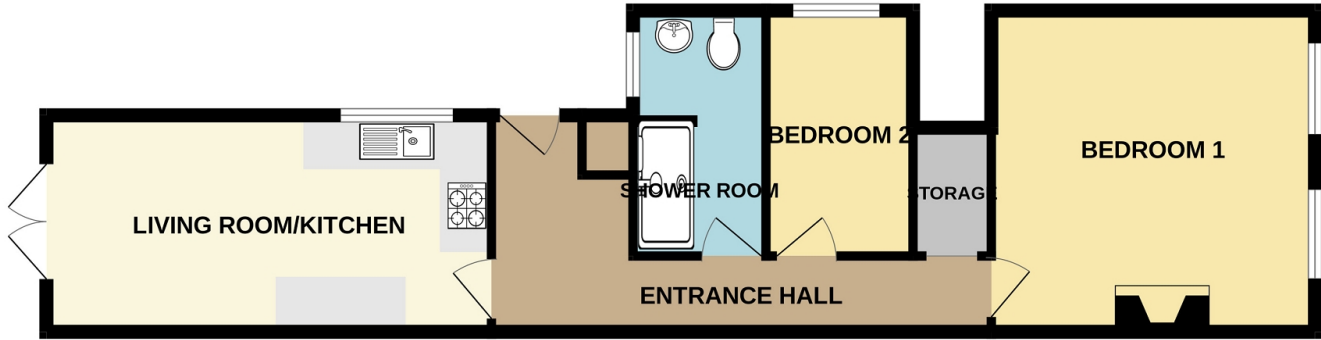
The council tax for this property is band A

EPC RATING

The EPC rating for this property is D63



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 585 sq.ft. (54.4 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 ©2024

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