



**18 Forest Court, Ashley Road, New Milton, Hampshire. BH25 6BJ**

**£219,950**



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







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LONG LEASE - A wonderfully maintained Two Bedroom Maisonette located within a short walk of New Milton Town Centre. Features of the property include: Private entrance, UPVC double glazing, gas fired central heating, communal gardens, garage in block and approx 124 years remaining on the lease.



## ENTRANCE HALL

Accessed via UPVC double glazed front door, tiled flooring, straight flight staircase to first floor landing with stair lift. Ceiling light, smoke detector, cupboard housing consumer unit and gas meter. Obscure double opening glazed doors providing access to:

## SITTING ROOM (15' 5" X 15' 1") OR (4.70M X 4.60M)

Aspect over the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, three wall light points, power points, TV aerial point, two double panelled radiators, staircase to second floor. Openway through to:

## KITCHEN/BREAKFAST ROOM (14' 9" X 7' 3") OR (4.50M X 2.20M)

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, recessed lighting, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Fitted washing machine, electric oven, four ring gas hob with stainless steel extractor fan over, full height fridge/freezer, additional work surface with storage cupboards beneath. Eye level storage cupboards, part tiled wall surrounds, power points, Wall mounted Worcester/Bosch gas fired boiler.

## 2ND FLOOR LANDING

Recessed light, smoke detector, hatch to loft area, double storage cupboard with double opening doors.

## BEDROOM 1 (11' 2" X 8' 2") OR (3.40M X 2.50M)

Aspect over the front elevation through UPVC double glazed windows. Ceiling light point, single panelled radiator, power points, large single walk-in wardrobe and additional double recessed wardrobe unit with hanging rail and shelf.

## BEDROOM 2 (9' 10" X 7' 10") OR (3.0M X 2.40M)

Aspect over the rear elevation through UPVC double glazed window. Ceiling light point, single panelled radiator, power points, recessed wardrobe comprising of double unit, double opening doors, hanging rail and shelf.

## BATHROOM

Obscure UPVC double glazed window facing rear elevation. Recessed lighting, fully tiled wall surrounds complimenting the white suite comprising low level WC, pedestal wash hand basin, 'P' shaped bath unit with thermostatically controlled shower, curved shower screen and heated towel rail.

## GARAGE IN BLOCK

Located in nearby block with up and over door.

## OUTSIDE

The communal gardens are mainly laid to lawn with a central paved pathway providing access to front door and to the rear elevation the gardens are communal and mainly laid to lawn.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there is a 124 Years approx remaining on the lease, maintenance is approx £2316.16 per annum and ground rent is £350 per annum.

## 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 over at the traffic lights into Ashley Road. Take the third turning right into Copse Road where Forest Court will be found.

## WEBSITE

Visit our new and improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

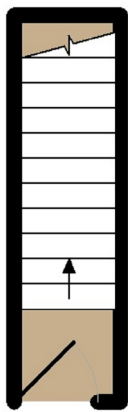
The resale tenure for this property is Leasehold

## COUNCIL TAX

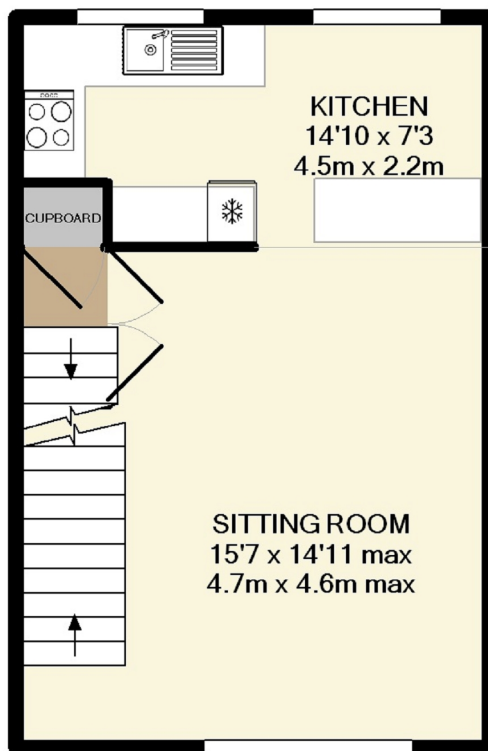
The council tax for this property is band B

## EPC RATING

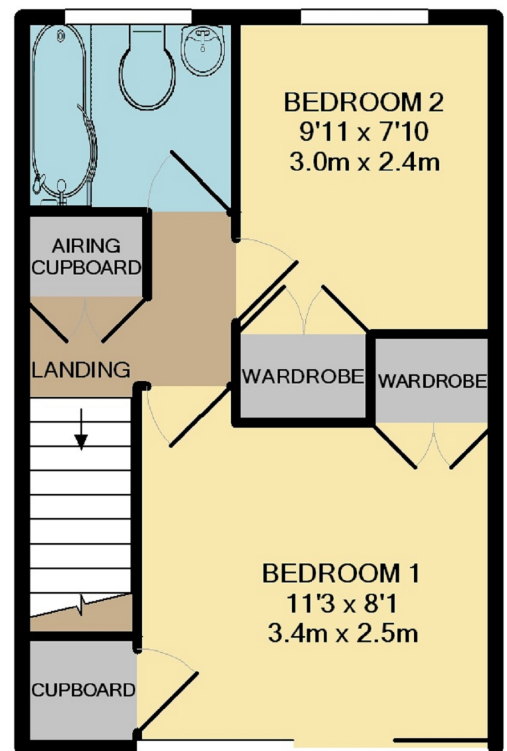
The EPC rating for this property is C75



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.