



**9 Homefield House Barton Court Road, New Milton, Hampshire. BH25 6NP**

**Guide Price £85,950**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500







## 9 Homefield House Barton Court Road, New Milton, Hampshire. BH25 6NP

**Guide Price £85,950**

GROUND FLOOR FLAT WITH ACCESS TO GARDEN - PROBATE GRANTED. A well presented one bedroom ground floor retirement flat located in a highly sought after development for 55's and over and within the heart of New Milton town centre. Features of the property include gas fired central heating, kitchen and shower room, communal parking, direct access onto communal grounds. Sole Agents, Vacant possession.



**ENTRANCE**

Communal security front door leading to communal hall, personal door leading to:

**ENTRANCE HALL**

Coved ceilings, ceiling light point, single panelled radiator, large storage cupboard housing water cylinder, consumer unit and slatted shelving surrounding.

**SITTING ROOM/DINING ROOM (10' 8" X 16' 8") OR (3.26M X 5.08M)**

Aspect to the front elevation through UPVC double glazed window and matching door to side providing access to the communal gardens. Coved ceilings, two wall light points, double panelled radiator, power points, T.V aerial point, cupboard housing glow worm gas fired boiler and open way through to:

**KITCHEN (5' 5" X 7' 5") OR (1.66M X 2.25M)**

Single bowl single drainer sink unit with monobloc mixer tap set into a working surface with base drawers and cupboards beneath. Additional working surface with integrated electric oven, four ring electric hob and extractor fan over. Base drawers and cupboards, eye level cupboards and part tile wall surrounds.

**BEDROOM (11' 11" X 8' 8") OR (3.62M X 2.64M)**

Aspect to the front elevation through UPVC double glazed window, Coved ceiling, panelled radiator, power points, T.V aerial point, wall light, recessed double wardrobe with hanging and cupboards over.

**SHOWER ROOM**

Modern fittings including fully tiled wall surrounds, low level w.c, wash hand basin with monobloc mixer tap with storage beneath. Double shower unit with Mira Sport shower unit and sliding glazed shower screen. Heated towel rail and tiled flooring.

**OUTSIDE**

The front communal gardens are mainly laid to lawn and enclosed behind picket fencing with a paved pathway leading to the front communal entrance door. To the rear of the block there is communal parking and another door proving access into the building.

**COMMUNAL FACILITIES**

The block benefits from communal lounge, kitchen and laundry room.

**DIRECTIONAL NOTE**

From our New Milton office turn right at the lights and follow down station road. The block is located on the right on the corner of Barton Court Road.

**LEASEHOLD & MAINTENANCE FEES**

The vendor informs us that the ground rent is £100.00 per annum, The maintenance is £1,623.71 per 6 months. The lease is 52 years.

**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 £55 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

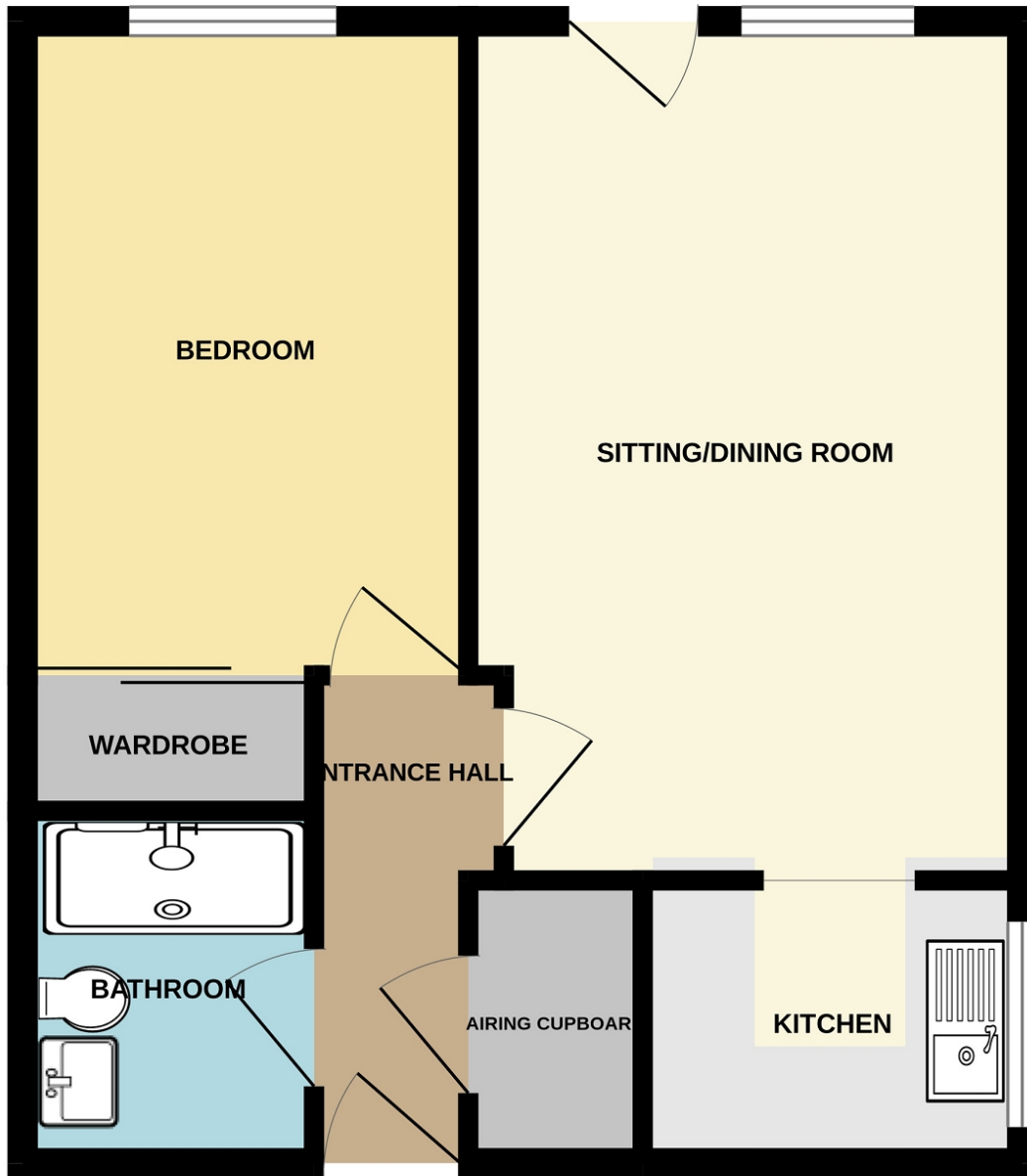
**COUNCIL TAX**

The council tax for this property is band A

**EPC RATING**

The EPC rating for this property is TBC

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENT

TOTAL FLOOR AREA : 428 sq.ft. (39.8 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.