



Flat 1 26 Station Road, New Milton, Hampshire. BH25 6JX

£145,000



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





Flat 1 26 Station Road, New Milton, Hampshire. BH25 6JX

£145,000

A very well presented first floor flat located in the heart of New Milton town centre and benefiting from a communal garden. Features of the property include oak doors, entrance hall, sitting room, bedroom, modern kitchen, shower room, double glazing, gas fired central heating, vacant possession. Sole Agents.



COMMUNAL ENTRANCE

For two flats provides access to the communal hallway with staircase to first floor landing giving access into the flat with smooth finished ceiling, hatch to loft area, ceiling light and smoke detector, wall mounted Honeywell thermostat control for central heating.

SITTING ROOM (14' 6" X 10' 8") OR (4.41M X 3.26M)

Aspect to the front elevation through UPVC double glazed sash style window. Smooth finished ceiling, ceiling light, double panelled radiator, power points. Folding Oak doors can be opened to provide access to bedroom.

BEDROOM (11' 11" X 10' 0") OR (3.62M X 3.05M)

Double glazed sash style UPVC window. Smooth finished ceiling, ceiling light point, power points, double panelled radiator, door providing access to hall.

KITCHEN/DINING ROOM (16' 8" X 11' 0") OR (5.07M X 3.35M)

Smooth finished ceiling, skylight with Velux window. Ceiling light, one and a half bowl sink unit set into a Granite work surface extending along two walls with range of base drawers and cupboards beneath. Integrated fridge/freezer, fitted electric oven with four ring gas hob and extractor fan over. Fitted dishwasher, integrated microwave, eye level storage cupboards, power points, double panelled radiator.

SHOWER ROOM (6' 1" X 7' 8") OR (1.86M X 2.34M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, extractor fan, low level WC, pedestal wash hand basin with monobloc mixer tap. Tiled splash back, electric heated towel rail, corner shower cubicle with sliding shower doors and thermostatically controlled shower unit.

OUTSIDE

The property benefits from a communal garden which is accessed along the side elevation.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there is a lease term of 999 years from 1 June 2014, the Ground rent is a peppercorn so effectively no rent is payable and the tenant is liable to contribute a fair and reasonable proportion of costs incurred by the landlord of providing the services. At present a figure has not been set.

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 turn left at the traffic lights into Station Road and proceed until reaching the pedestrian crossing lights and the flat is on the left.

PLEASE NOTE

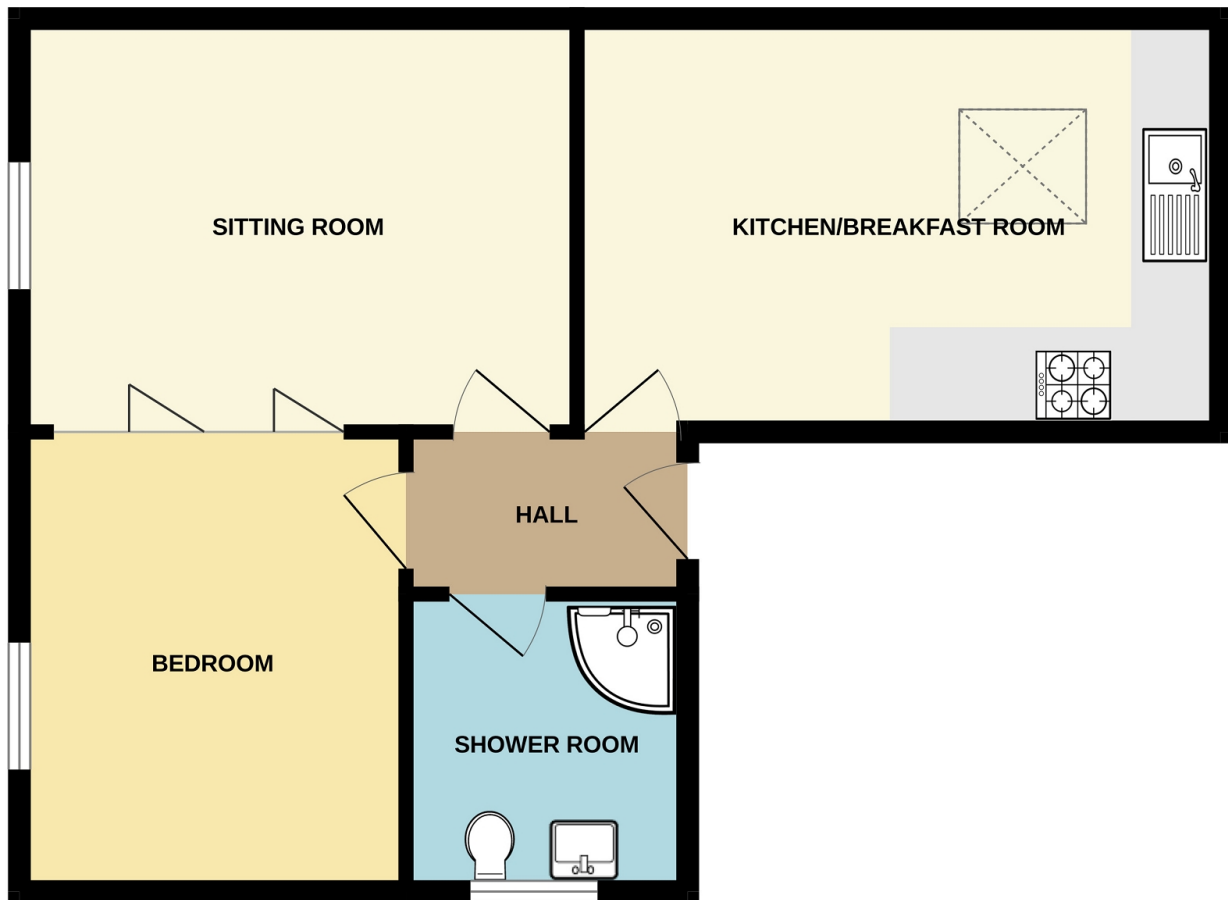
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EPC RATING

The EPC rating for this property is C77



GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 539 sq.ft. (50.0 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.