



23 Floriston Gardens, New Milton, Hampshire. BH25 5DL

£145,000



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





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A very well presented two bedroom ground floor flat designed for 55 years and over. Set in a popular residential area with access onto private Patio area and communal garden beyond. Features of the property include UPVC double glazing, Sitting/Dining Room, modern Kitchen, Shower Room, communal parking and grounds.



ENTRANCE HALL

Accessed via front door, consumer unit, wall mounted electric heater, ceiling lights, airing cupboard housing modern hot water cylinder with fitted immersion heater. Additional under stairs storage cupboard with shelving.

SITTING ROOM/DINING ROOM (13' 3" X 10' 0") OR (4.03M X 3.04M)

Aspect to the rear elevation through UPVC double glazed window with matching door providing access onto patio and communal gardens. Ceiling light, wall mounted electric heater, power points, electric fire with surround, hearth and mantel.

KITCHEN (6' 9" X 6' 8") OR (2.07M X 2.04M)

Aspect to the rear 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 three walls with range of base drawers and cupboards beneath. recess for electric cooker, washing machine, fridge and freezer unit. Eye level storage cupboards, extractor fan, power points.

BEDROOM 1 (12' 2" X 8' 10") OR (3.70M X 2.70M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light point. Wall mounted electric heater, power points and space for freestanding wardrobes.

BEDROOM 2 (8' 10" X 5' 11") OR (2.70M X 1.80M)

Aspect onto the front elevation through UPVC double glazed window, ceiling light point, electric heater and power points

SHOWER ROOM (3' 7" X 3' 7") OR (1.09M X 1.09M)

Obscure UPVC double glazed window to side. Ceiling light point, part tiled wall surrounds, large walk-in shower cubicle with Mira Jump shower unit and large shower screen. Low level WC, wash hand basin with monobloc mixer tap and storage beneath. wall mounted mirror fronted medicine cabinet, light and shaver point. Wall mounted electric heater.

OUTSIDE

There is a paved pathway providing access to the front door with a recessed outdoor storage cupboards with shelving.

REAR GARDEN

This is one of the main features of the property extending along the rear of the property ideal for numerous shrubs and pots and provides a secluded seating area. Outside water tap. The remainder of the garden is mainly laid to lawn and is maintained by the Management Company.

LEASEHOLD & MAINTENANCE FEES

The land registry states that the lease was 99 years from 1st November 1986 with approximately 61 years remaining. The vendor informs us that the maintenance is £167.13 per month.

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 over the traffic lights and into Ashley Road. Proceed until reaching the traffic lights at Ashley and Floriston Gardens will be found shortly on the right.

PLEASE NOTE

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 B

EPC RATING

The EPC rating for this property is C69



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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