



Apartment 2 The George, Milton Green, New Milton, Hampshire. BH25 6QG

POA



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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Apartment 2 The George, Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG

POA

A stunning newly converted Two bedroom ground floor apartment set in a newly refurbished historical building and offering numerous features including entrance hall, sitting/dining room, kitchen, Oak doors throughout, bathroom, allocated parking, space and EV charging point.



COMMUNAL ENTRANCE

Security entry system providing access to communal hall and personal door leading to:

ENTRANCE HALL

Smoothed finished ceilings, ceiling light points, video entry phone and wall mounted electric heater.

UTILITY CUPBOARD

Hot water cylinder, programmer and time clock, washing machine, consumer unit and range of power points.

SITTING ROOM/DINING ROOM (18' 10" X 14' 4") OR (5.74M X 4.36M)

Aspect to both front and side elevations through double glazed sash style windows, smoothed finished ceiling, ceiling light, two wall mounted electric heaters, range of power points, TV Ariel point and open way through to:

KITCHEN (10' 4" X 5' 10") OR (3.15M X 1.79M)

One and half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with base drawers and cupboards beneath. Recess for full height fridge/freezer, fitted stainless steel oven, four ring electric hob and stainless steel extractor fan, eye level storage cupboards, smoothed finished ceiling and recess lighting.

BEDROOM 1 (10' 4" X 10' 10") OR (3.15M X 3.31M)

Aspect to the front elevation through two double glazed sash style windows, smoothed finished ceilings, ceiling light, electric heater, TV Ariel point and range of power points.

BEDROOM 2 (10' 4" X 8' 3") OR (3.14M X 2.51M)

Aspect to the front elevation through two double glazed sash style windows, wall mounted electric heater, power points, smoothed finished ceilings and ceiling light.

BATHROOM

Part tiled wall surrounds with panelled bath, monobloc mixer tap with shower attachment, glazed shower screen, pedestal wash hand basin, low level WC, heated towel rail, smoothed finished ceiling and ceiling light.

OUTSIDE

The property benefits from two allocated parking spaces and EV charging point. There are communal bins and bike store.

LEASEHOLD & MAINTENANCE FEES

Pennyfarthing Homes have informed us that the flat is Share Of Freehold, with a new 999 year lease, no ground rent and the current maintenance will be £1651.38 pa including building insurance.

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. Please 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.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching Old Milton Green. Turn right into Christchurch Road and the property will be found on the right.

TENURE

The resale tenure for this property is Share of Freehold

COUNCIL TAX

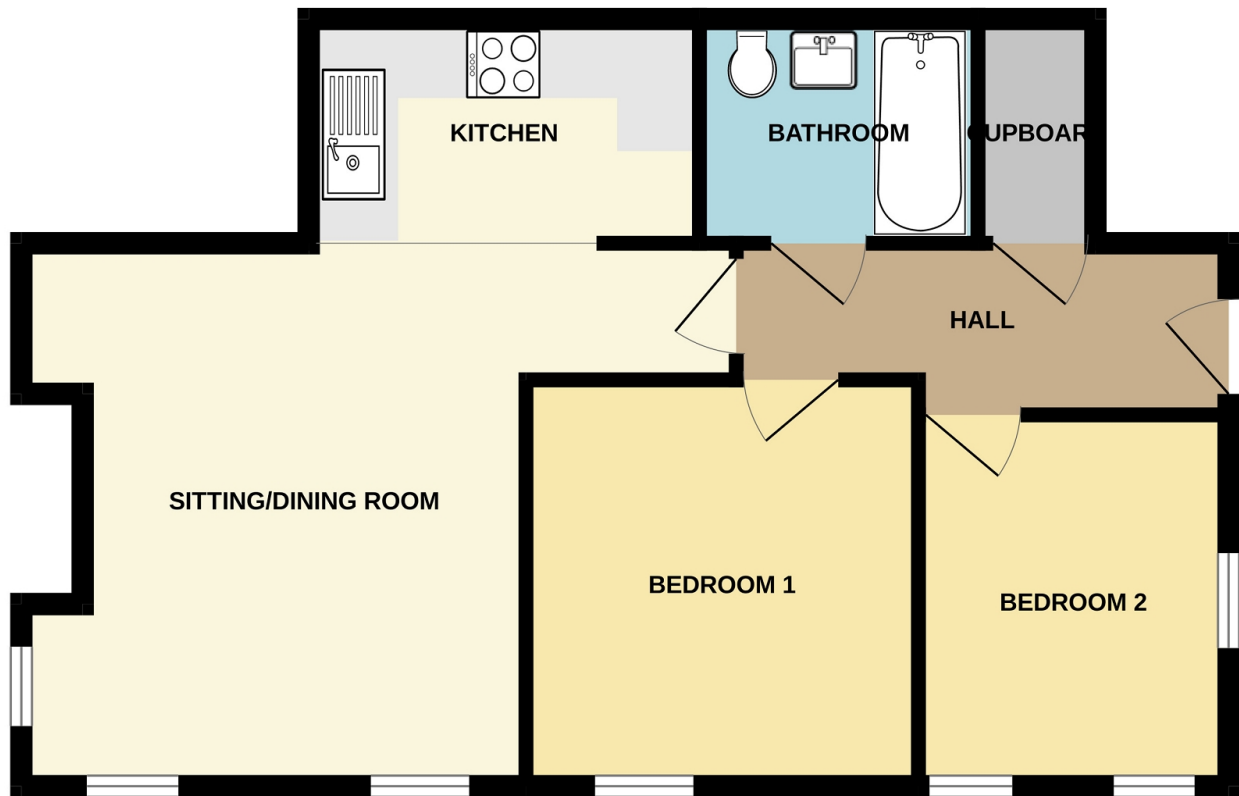
The council tax for this property is band B

EPC RATING

The EPC rating for this property is 71C



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 568 sq.ft. (52.8 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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