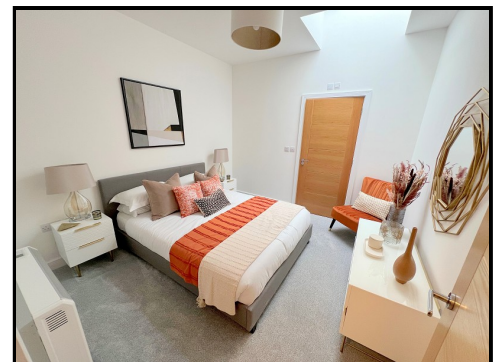
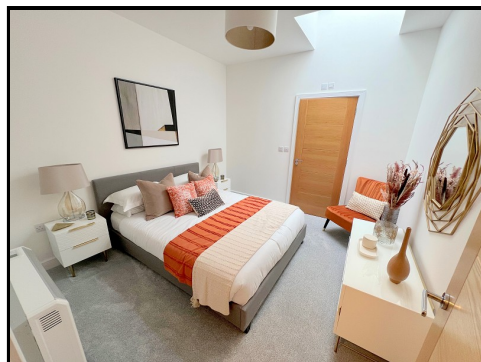




**Apartment 4 The George, Milton Green, Christchurch Road, New Milton,  
Hampshire. BH25 6QG  
£187,500**



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

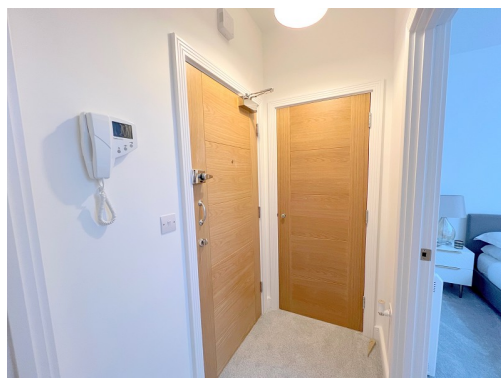




## **Apartment 4 The George, Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG**

**£187,500**

A stunning newly converted one 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. Personal door providing access to:

## ENTRANCE HALL

Smooth finished ceiling, ceiling light, smoke detector, entry phone system, power points.

## SITTING ROOM/DINING ROOM (16' 2" X 10' 1") OR (4.94M X 3.08M)

Smooth finished ceiling, ceiling light, wall mounted electric heater, power points, TV aerial point, satellite connections. Aspect to the front elevation through double glazed multi-glazed panelled window. Open way through to:

## KITCHEN (7' 5" X 8' 0") OR (2.25M X 2.45M)

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. Fitted stainless steel double oven, four ring electric hob, stainless steel splash back and stainless steel extractor canopy above. Eye level storage cupboards, power points, additional Dimplex wall mounted heater.

## BEDROOM (10' 2" X 11' 3") OR (3.11M X 3.43M)

Skylight providing natural light, smooth finished ceiling, ceiling light, power points. Wall mounted Dimplex electric heater.

## BATHROOM (7' 5" X 5' 3") OR (2.25M X 1.60M)

Smooth finished ceiling, ceiling light, extractor fan, part tiled wall surrounds, panelled bath unit, hot and cold monobloc mixer tap, shower attachment, heated towel rail, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror with light, low level WC.

## OUTSIDE

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

## 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 down the road until reaching Old Milton Green. Turn right into Christchurch Road and the property will be found on the right.

## 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.

## 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.

## 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.

## COUNCIL TAX

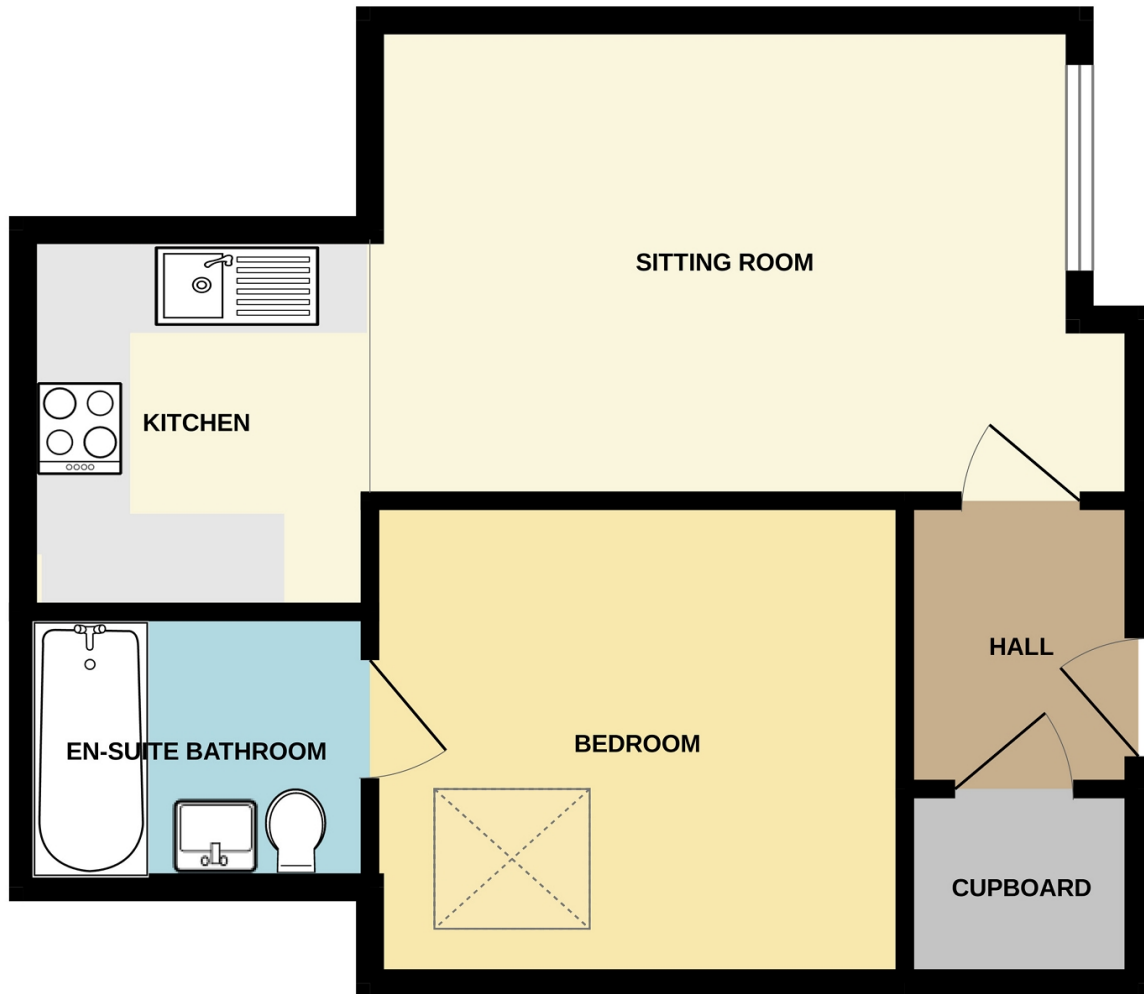
The council tax for this property is band B

## EPC RATING

The EPC rating for this property is E40



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 424 sq.ft. (39.4 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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