



**Flat 1 Alvandi Gardens Herbert Road, New Milton, Hampshire. BH25 6BX**

**£229,950**



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





## **Flat 1 Alvandi Gardens Herbert Road, New Milton, Hampshire. BH25 6BX**

**£229,950**

A vacant spacious two double bedroom ground floor flat with garage, West facing patio and within walking distance of Town Centre and station.

Communal Entrance Door - Entrance Hall - Dining Area - Sitting Room - Kitchen/  
Breakfast Room - Two Bedrooms - Bathroom - Separate Cloakroom - Garage -  
Visitor Parking - Communal Grounds



## COMMUNAL ENTRANCE DOOR

with opaque glass and entry com. system provides access to Entrance Hall and level walk to:

## ENTRANCE HALL

with coved and textured ceiling, two ceiling light points, smoke detector, radiator with independent thermostat, entry phone, door provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving above, door provides access to broom cupboard providing access to fuse box and shelving with storage cupboard above. Glazed door provides access to:

## DINING AREA

with coved and textured ceiling, ceiling light point, double panelled radiator, power points, double glazed window facing Southerly aspect and room continues through to:

## SITTING ROOM (25' 9" X 11' 5") OR (7.84M X 3.47M)

with a continuation of coved and textured ceiling, ceiling light point, two wall light points, two single panelled radiators, power points, TV aerial connection point, additional double glazed window facing Southerly aspect and sliding double glazed patio doors provide access to patio and rear communal garden benefiting from a Westerly aspect. Telephone point, wall mounted central heating thermostat and glazed door provides access through to:

## KITCHEN (15' 1" X 7' 11") OR (4.61M X 2.41M)

with coved and textured ceiling, ceiling strip light, double glazed window overlooking front communal gardens towards Herbert Road, stainless steel sink unit with single drainer and separate taps set in a range of roll top work surfaces, comprehensive range of eye level and floor standing storage cupboards allowing space for automatic washing machine, floor standing electric cooker, numerous power points, door provides access to wall mounted Baxi solo gas central heating boiler, wall mounted digital programmer, space for upright fridge/freezer, space for breakfast table, radiator with independent thermostat, telephone point.

## BEDROOM 1 (13' 3" X 10' 5") OR (4.05M X 3.17M)

with coved and textured ceiling, ceiling light point, double glazed window overlooking front communal gardens, radiator with independent thermostat, telephone point, power points and sliding wardrobe doors provide access to hanging rail with additional storage cupboard above.

## BEDROOM 2 (11' 1" X 10' 4") OR (3.39M X 3.15M)

with coved and textured ceiling, ceiling light point, double glazed window overlooking communal gardens, radiator with independent thermostat, power points and sliding wardrobe doors provide access to built-in wardrobe with hanging rail and storage cupboard above.

## BATHROOM (7' 9" X 4' 11") OR (2.35M X 1.50M)

with coved and textured ceiling, ceiling light point, tiling to full height with an occasional floral motif, panelled enclosed bath with twin hand grips with mixer taps and shower attachment, low level WC, pedestal wash hand basin, wall mounted strip light with shaver socket, radiator, bathroom fittings, wall mounted extractor.

## CLOAKROOM (5' 0" X 2' 6") OR (1.52M X 0.77M)

with coved and textured ceiling, ceiling light point, wall mounted extractor, tiling from floor to ceiling height with occasional floral motif, radiator, low level WC, wall mounted wash hand basin.

## OUTSIDE & GARAGE

well maintained communal gardens surround the building which is part of the maintenance fee, adjoining the Sitting Room is an enclosed private patio belonging to the flat which overlooks the West facing communal lawned gardens and also provides access to the visitor parking area and block of garages, adjacent to the flat is the garage belonging to the property benefiting from an up and over door under a pitched and tiled roof and to the far side of the garage block is the external bin store, outside water tap, communal lighting.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that currently there is a 58 year lease which will be extended by 90 years upon completion. The ground rent will be a peppercorn fee once extended. The management company have confirmed that the current maintenance fees are £1,480.00 per annum and a ground rent of £150 per annum.

## VIEWING ARRANGEMENT'S

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## FLOOR PLAN

All measurements wall doors windows fittings and appliances their sizes and location are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, or Ross Nicholas & Company.

## DIRECTIONAL NOTE

From our Office in Old Milton Road head (East towards Ashley) over the traffic lights into Ashley Road then second Left into Herbert Road where Alvandi Gardens will be found on your left.

## TENURE

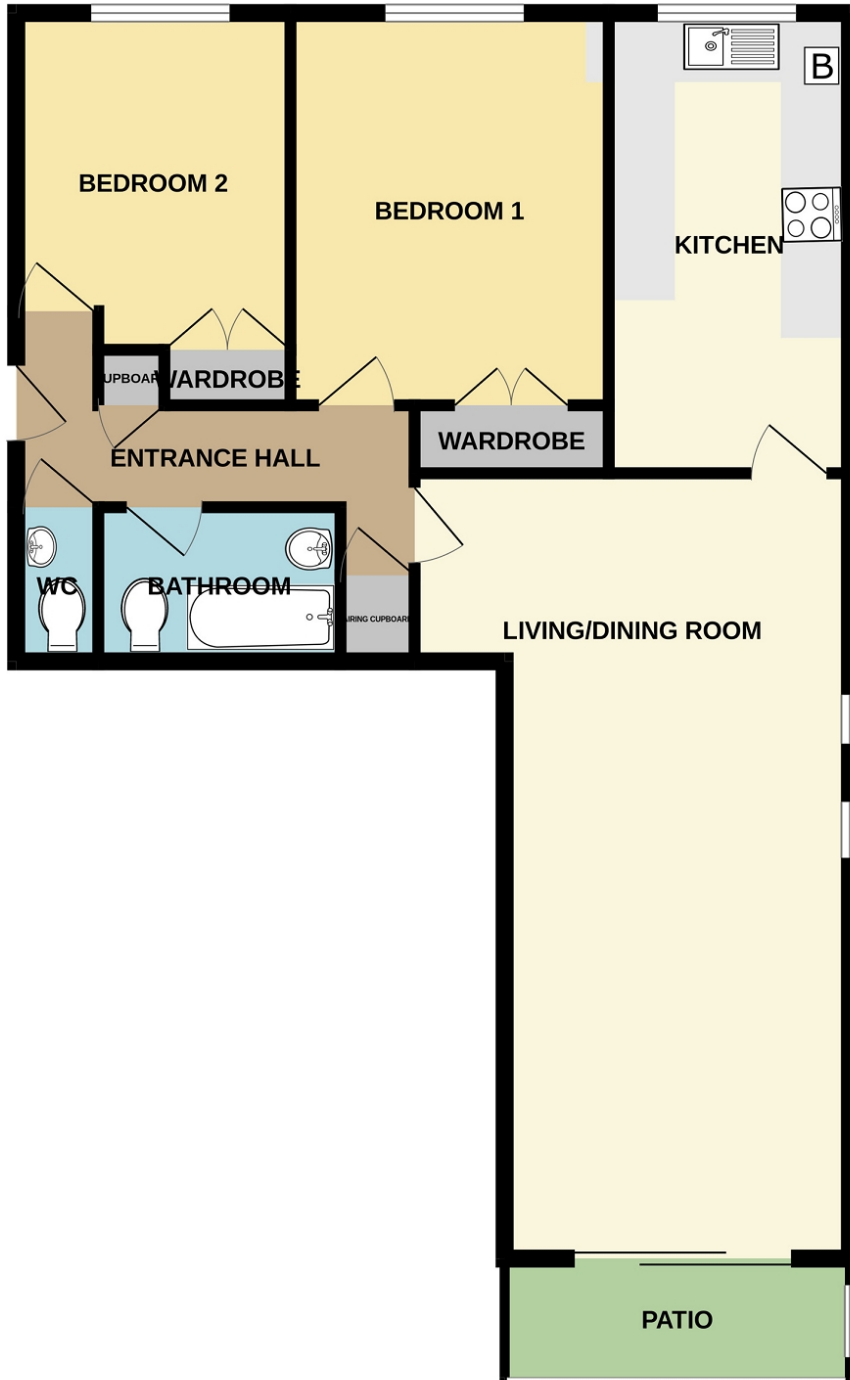
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is C73



GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



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TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk

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.