



Apartment 8 The George Milton Green, New Milton, Hampshire. BH25 6QG

£285,000



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





Apartment 8 The George Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG

£285,000

A stunning two bedroom flat set over two floors within a newly converted landmark building and located within a short distance of local shopping parade and New Milton Town Centre. Features of the property include Entrance Hall, large Kitchen/ Dining Room, Sitting Room, Cloakroom, main Bedroom with Balcony and far reaching views. Two allocated parking spaces EV charging point, video entry system.



ENTRANCE

Security Video entry system providing access to communal hall. Staircase to first floor, personal door providing access to:

ENTRANCE HALL

Staircase to Upper Floor. Door with steps providing access to:

KITCHEN/DINING ROOM (13' 4" X 16' 5") OR (4.06M X 5.0M)

Aspect to the side elevation through two double glazed windows. Wall mounted electric heater, power points, TV aerial point, smooth finished ceiling, ceiling light. Kitchen area comprising one and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted Hotpoint stainless steel electric oven, four ring electric hob with extractor canopy over. Integral washing machine, eye level storage cupboards, power points, TV aerial point, open way through to:



SITTING ROOM (9' 9" X 9' 5") OR (2.98M X 2.88M)

Aspect to the side elevation through UPVC double glazed window, feature semi-circular glazed window to rear. Wall mounted electric heater, power points, TV aerial connection.

BEDROOM 2 (14' 0" X 8' 0") OR (4.26M X 2.43M)

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



CLOAKROOM

Obscure UPVC sash style window to side, smooth finished ceiling, ceiling light, extractor fan, part tiled wall surrounds, low level WC, wash hand basin with mirror over, heated towel rail.

FIRST FLOOR LANDING

Aspect to the rear elevation through double glazed Velux window. Power points, vaulted ceiling, recessed light, smoke detector, airing cupboard with lagged hot water cylinder, programmer and time clock, slatted shelving over.

BEDROOM 1 (15' 3" X 14' 4") OR (4.64M X 4.37M)

Aspect to the rear elevation through double glazed double opening doors with matching side windows providing access to standing sun balcony and offering far reaching views. Storage cupboards, TV aerial points, two obscure port hole windows facing front elevation, smooth finished ceiling, recessed lighting, wall mounted electric heater.



BATHROOM

Aspect to the front elevation through double glazed velux window. Obscure window to side, vaulted ceiling, exposed beams, recessed lighting, extractor fan, panelled bath unit with monobloc mixer tap, hand held shower attachment. Shower screen. Wash hand bowl with monobloc mixer tap, mirror, light and shaver point over. Concealed cistern, push button control, heated towel rail.

OUTSIDE

The property benefits from two parking spaces with EV charging point, communal bin store 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.

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 and The George will be found shortly 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. :

BUYERS NOTE

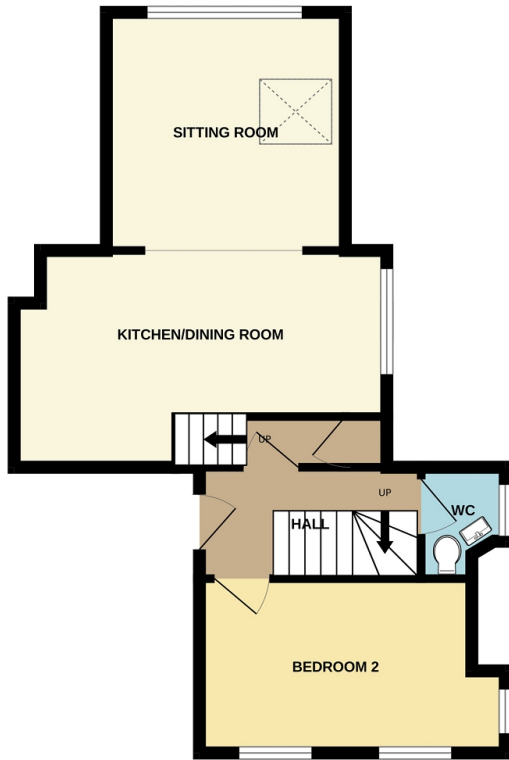
Require a survey? Visit our website www.rossnicholas.co.uk for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge 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.

EPC RATING

The EPC rating for this property is D67



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 709 sq.ft. (65.9 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 & Company Limited
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.