



Flat 6, Glenagare 50 Whitefield Road, New Milton, Hampshire. BH25 6DG

£110,000



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





Flat 6 Glenagare 50 Whitefield Road, New Milton, BH25 6DG

£110,000

A well presented ground floor one bedroom retirement flat situated close to New Milton town centre. Communal Utility area and communal Lounge with the facility of its own kitchen. Please note this flat is suitable for over 55's



Spy hole, letter box and Yale style cylinder lock provides access to:

ENTRANCE HALL (9' 5" X 2' 11") OR (2.88M X 0.89M)

Coved and textured ceiling, ceiling light point, Honeywell central heating thermostat, wall mounted entry phone, the flat has been completely re-decorated and re-carpeted. White internal panelled doors, double opening doors provide access to sizeable storage/airing cupboard housing the hot water cylinder with electric meter and safety trip consumer units, slatted shelving and door provides access to:



SITTING ROOM (14' 2" X 9' 11") OR (4.32M X 3.01M)

Coved and textured ceiling, ceiling light point with shade, UPVC double glazed picture window facing a South/Westerly aspect overlooking the private communal gardens. Double panelled radiator, telephone point, numerous power points, TV aerial connection point, attractive fireplace surround with adjoining coal effect fire with convector heater above. Potterton gas fired central heating boiler supplying heating and hot water to the property. Digital programmer to one wall, boiler is enclosed within cupboard therefore screened from room. Fitted vertical blinds to main window, curtain track above and opening provides access to:



KITCHEN (7' 1" X 6' 6") OR (2.16M X 1.98M)

Gloss white fronted kitchen units with matching tiled splash backs, laminated wood block effect work top surfaces with circular stainless steel sink unit with matching drainer with swan necked mixer tap with easy lever taps above. Fitted ceramic four ring hob with Whirlpool fan assisted oven and grill beneath with filter hood above. Comprehensive range of eye level and floor mounted storage cupboards including storage drawers, pan drawers, cutlery drawer. Floor standing Zanussi fridge/freezer, please note if this goes wrong this will not be replaced or repaired by the Landlord. Tiled flooring, pull-out pantry cupboards to either side of cooker, power points.

BEDROOM 1 (8' 10" X 10' 4") OR (2.68M X 3.15M)

Coved and textured ceiling, ceiling light point with shade, UPVC double glazed window overlooking the private communal gardens with fitted window blind, radiator, power points. Range of fitted wardrobes to one wall.



SHOWER ROOM (8' 2" X 5' 7") OR (2.48M X 1.70M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing side aspect with window blind, radiator, fully tiled walls. White suite comprising low level WC, wash hand basin with hot and cold tap, shaver socket to one side, wall mounted mirror fronted medicine cabinet, towel rail above radiator, glazed shower cubicle with Mira Sport electric shower unit accessed via bi-fold glazed door. Vinyl cushioned flooring.



COMMUNAL AREAS

Laundry room with modern washing machines and tumble dryer. Communal kitchen and residents lounge.

OUTSIDE

Well kept communal gardens with communal parking and secure front entrance door with entry phone system.

VIEWING ARRANGEMENTS

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.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed in a Westerly direction and take the first turning right into Whitefield Road (by Fire Station) and Glenagare will be found on your left just inside the cul-de-sac section.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

PLEASE NOTE

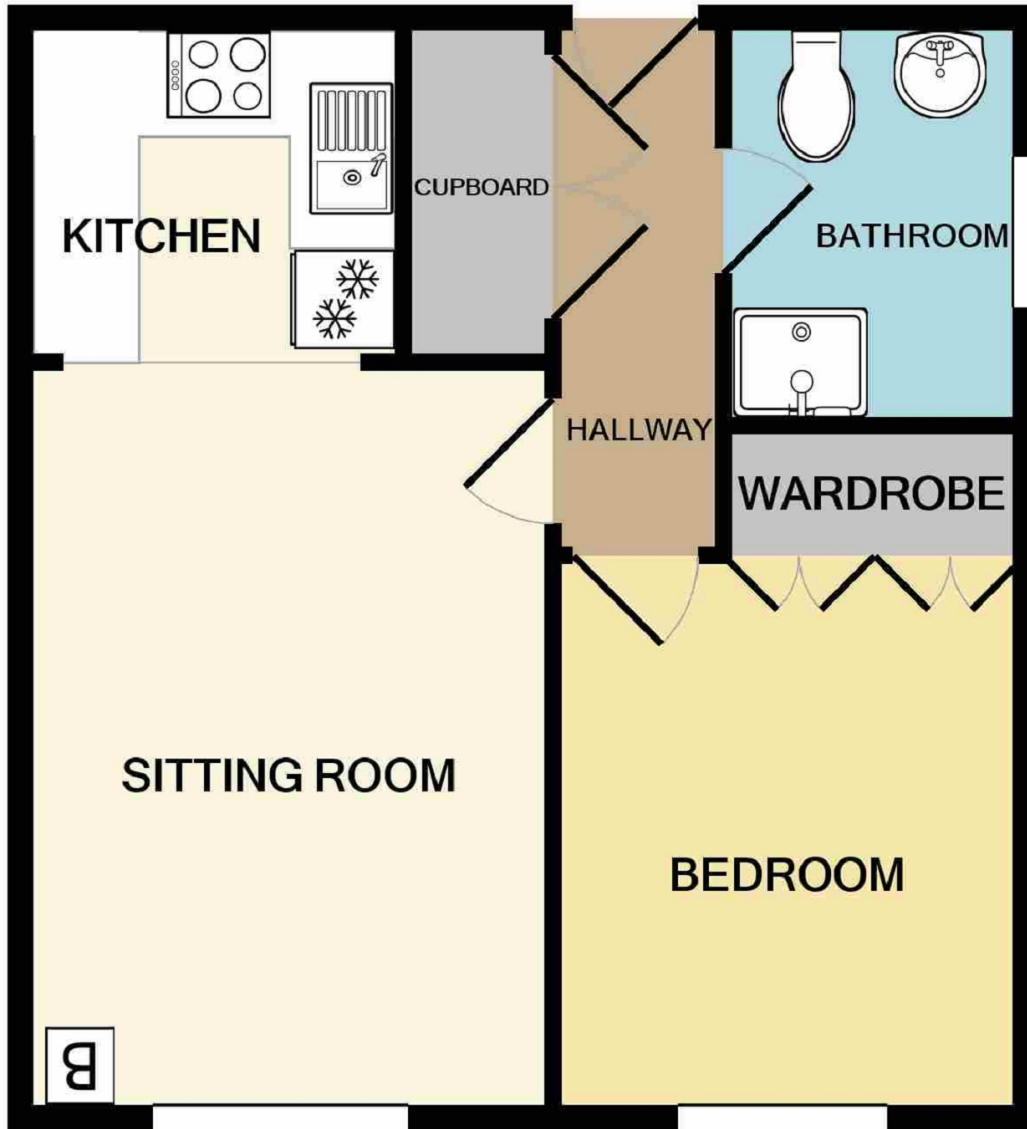
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any 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.

EPC RATING

The EPC rating for this property is D64



TOTAL APPROX. FLOOR AREA 385 SQ.FT. (35.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.