



**2 Puri Court Gore Road, New Milton, Hampshire. BH25 6RP**

**£209,950**



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



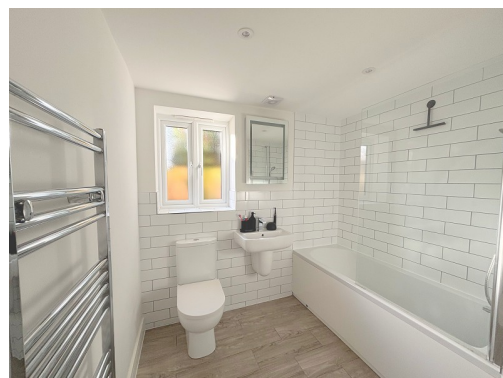




## **2 Puri Court Gore Road, New Milton, Hampshire. BH25 6RP**

### **£209,950**

A beautifully presented one bedroom ground floor flat with private garden located within a short walk of New Milton Town Centre and mainline train station. Set in a new build block completed in Spring 2021. Features of the property include security entrance, communal hall, entrance hall, open plan living incorporating Sitting Room, Dining area and Kitchen. Bedroom, Bathroom, allocated parking space with EV charging point, garden with Southerly aspect.



## COMMUNAL ENTRANCE HALL

Door leading to:

## ENTRANCE HALL

Smooth finished ceiling, ceiling light, single panelled radiator, power points, telephone entry system, wall mounted programmer and time clock, storage cupboard.

## OPEN PLAN LIVING AREA (18' 4" X 11' 2") OR (5.60M X 3.40M)

Incorporating Sitting Room with aspect to the side elevation. Smooth finished ceiling, recessed lighting, ceiling light, two panelled radiators, power points. Kitchen area incorporating single bowl single drainer stainless steel sink unit with monobloc mixer tap extending along two walls with a range of base drawers and cupboards beneath. Integrated fridge/freezer, washing machine. Eye level storage cupboards one of which housing gas fired boiler. Additional aspect to front elevation through UPVC double glazed window and to the side through obscure UPVC double glazed window.



## BEDROOM (11' 2" X 10' 6") OR (3.40M X 3.20M)

Aspect to the rear elevation through UPVC double glazed window with matching door providing access and views onto private rear garden. Additional aspect to side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, TV connections for wall hung television. Power points, vertical radiator. Fitted wardrobe with sliding doors.

## BATHROOM (7' 7" X 7' 3") OR (2.30M X 2.20M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, extractor fan, part tiled wall surrounds. Panelled bath unit with shower screen, monobloc mixer tap, thermostatically controlled shower unit. Wash hand basin with monobloc mixer tap, mirror, light and shaver point over. Low level WC, heated towel rail.



## OUTSIDE

The front elevation is designed for parking and is brick paved with an allocated parking space and access to the front communal door.

## REAR GARDEN

One of the main features of the property and enjoying a Southerly aspect. There is a paved patio adjoining the rear of the property with the remainder of the garden being laid to lawn. Close board panelled fencing, shrub and flower beds. Located to the rear boundary is an Office/Workshop with double opening UPVC double glazed doors, clad exterior. The current owners are completing the external roof which will be finished before purchase.

## LEASEHOLD & MAINTENANCE FEES

The property will be sold with the benefit of a 125 year lease commencing in Spring 2021. Maintenance and Ground Rent will be chargeable annually and the owner informs us this is £95.83 per month..

## 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 taking the second turning right into Gore Road and the flat will be found shortly on the left-hand side.



## 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.

## TENURE

The resale tenure for this property is Leasehold

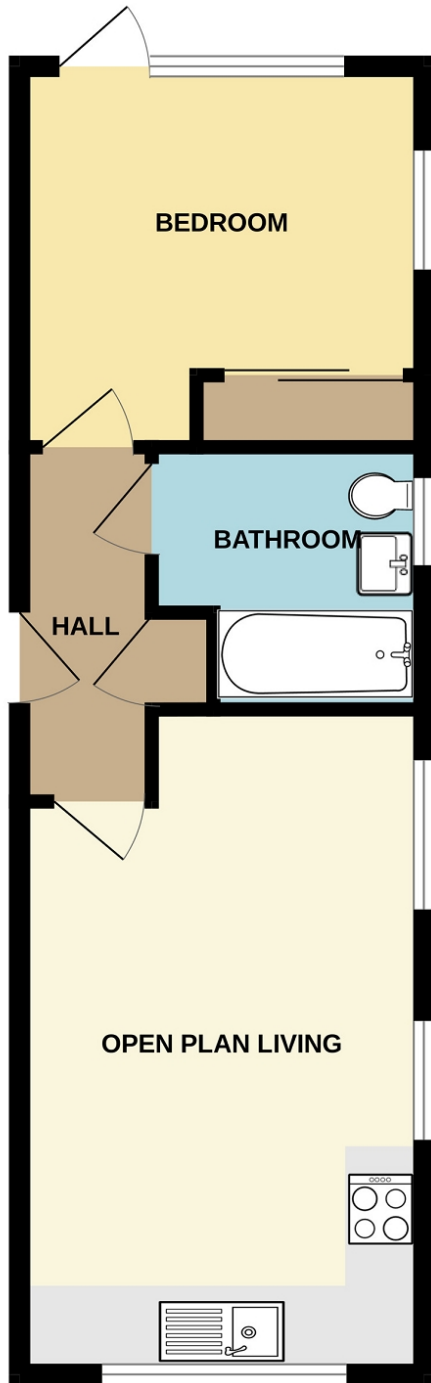
## COUNCIL TAX

The council tax for this property is band B

## EPC RATING

The EPC rating for this property is B82

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 403 sq.ft. (37.5 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 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.