



Flat 6 Ashley Arnewood Court Ashley Road, New Milton, BH25 6BB

£99,950



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





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£99,950

A one bedroom first floor retirement flat located in a highly sought after secluded position within a level walk of New Milton town centre. Features of the property include potential to modernise, Entrance Hall, Sitting Room, Kitchen, Bedroom, Shower Room, communal parking.



COMMUNAL ENTRANCE

Staircase to first floor landing. Personal door providing access to:

ENTRANCE HALL

Ceiling light, smoke detector, hatch to loft area, wall mounted Dimplex heater, security telephone entry system.

SITTING ROOM/DINING ROOM (15' 8" X 11' 4") OR (4.77M X 3.45M)

Aspect to the rear elevation, ceiling light, power points, wall mounted Dimplex electric heater.

KITCHEN (9' 0" X 6' 5") OR (2.75M X 1.96M)

Aspect to the rear elevation. Ceiling light, one and a half bowl single drainer sink unit set into a work surface with base drawers and cupboards beneath. Fitted electric oven, four ring electric hob, extractor fan over, three quarter height fridge/freezer and washing machine. Eye level Storage cupboards, part tiled wall surrounds, power points.

BEDROOM (11' 5" X 8' 10") OR (3.47M X 2.70M)

Aspect to the front elevation, ceiling light, power points, wall mounted Dimplex electric heater.

SHOWER ROOM (7' 8" X 4' 11") OR (2.34M X 1.49M)

Obscure window to front elevation, ceiling light, part tiled wall surrounds, double shower unit with wall mounted Mira Sport shower, low level WC, wash hand basin with monobloc mixer tap, storage beneath. Wall mounted Dimplex electric heater, cupboard housing pre-lagged hot water cylinder, fitted immersion heater, consumer unit, ceiling light and coat hooks.

OUTSIDE

Positioned on large maintained grounds with shrub and flower beds. Communal parking.

LEASEHOLD & MAINTENANCE FEES

125 years Lease from June 2004 leaving approx 104 years remaining. Ground Rent £100 per annum. Last annual maintenance £1,400pa.

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 over the traffic lights into Ashley Road and Ashley Arnewood Court will be found on the right down Highbury Close.

PLEASE NOTE

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.

COUNCIL TAX

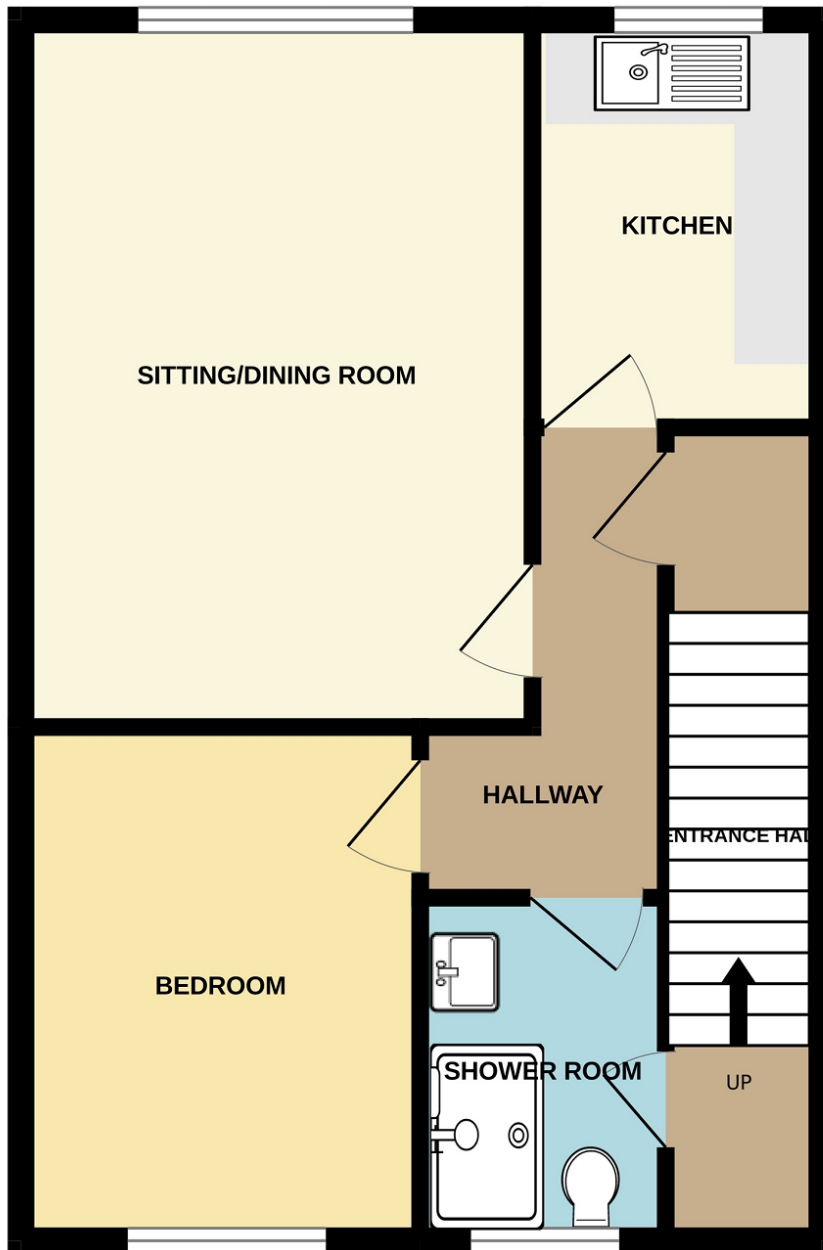
The council tax for this property is band A

EPC RATING

The EPC rating for this property will be confirmed shortly.



FIRST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 481 sq.ft. (44.7 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.