



**Flat 3 Westminster Court Marine Drive, Barton On Sea, New Milton,
Hampshire. BH25 7EL
£389,950**



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





Flat 3 Westminster Court Marine Drive, Barton On Sea, New Milton, Hampshire. BH25 7EL

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A beautifully presented and refurbished two double bedroom first floor flat with stunning views towards Old Harry Rocks. Features of the property include communal entrance, entrance hall, sitting room, sun balcony, kitchen/breakfast room, bathroom, UPVC double glazing, garage with power and light, visitors parking, long lease.



COMMUNAL ENTRANCE DOOR

Security entrance door with stairs to first floor landing, personal door providing access to:

ENTRANCE HALL

Smooth finished ceiling, ceiling light, cupboard housing modern electric consumer unit and meter. Security entry phone, power point, range of storage cupboards housing pre-lagged hot water cylinder with fitted immersion heater.

SITTING ROOM (10' 11" X 19' 2") OR (3.32M X 5.85M)

Aspect to the front elevation through bi-fold doors providing a stunning sea view and access to balcony. Smooth finished ceiling, ceiling light points. TV connections for wall hung television. Two wall mounted electric heaters, power points.

BALCONY (9' 10" X 3' 7") OR (3.00M X 1.08M)

Glass and stainless steel balustrades with tiled floor.

KITCHEN/BREAKFAST ROOM (12' 11" X 10' 11") OR (3.94M X 3.32M)

Aspect to the front elevation through large UPVC double glazed window providing sea views. Smooth finished ceiling, ceiling light point. Single bowl single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated AEG dishwasher and fitted washing machine to side. Slimline wine cooler, Zanussi double oven with storage above and beneath and integrated fridge/freezer to side, four ring Zanussi induction hob with stainless steel extractor canopy above. Eye level storage cupboards, vertical electric radiator.

BEDROOM 1 (14' 2" X 11' 2") OR (4.32M X 3.40M)

Aspect to the side elevation providing far reaching sea views towards Bournemouth through UPVC double glazed window. Smooth finished ceiling, ceiling light, wall mounted modern electric heater. Power points, TV connections for wall hung television.

BEDROOM 2 (12' 11" X 9' 2") OR (3.94M X 2.80M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points. Modern wall mounted electric heater.

BATHROOM (6' 4" X 6' 4") OR (1.94M X 1.94M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, panelled bath unit with tiled side, monobloc mixer tap with shower attachment and additional Mira shower unit over. Glass shower screen, part tiled wall surrounds, low level WC with concealed cistern, connecting wash hand basin with monobloc mixer tap and storage cupboards beneath. Tiled flooring, heated towel rail.

GARAGE

The property benefits from a garage in nearby block, power and light, up and over door.

LEASEHOLD & MAINTENANCE FEES

The vendor has informed us that there is 132 years remaining on the lease and the maintenance fee is approximately £450.00 per quarter. Pets are also considered together with Holiday lets.

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 turn right into Station Road and take the second turning right into Barton Court Road and proceed to the traffic lights and cross over into Barton Court Avenue. Continue until reaching the cliff top and turn right where Westminster Court will be found.

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

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.

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is D66



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 787 sq.ft. (73.1 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.