



**3 Freelands Court Ashley Road, New Milton, Hampshire. BH25 6BD**

**Guide Price £215,000**



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







## **3 Freelands Court Ashley Road, New Milton, Hampshire. BH25 6BD**

**Guide Price £215,000**

A two double bedroom first floor flat located within a short distance of New Milton Town centre and offering numerous features including entrance porch, entrance hall, sitting/dining room, kitchen, bathroom, UPVC double glazing, gas fired central heating, garage in block and share of Freehold.



**COMMUNAL ENTRANCE DOOR**

with staircase to first floor landing, personal door providing access to entrance lobby, smooth finished ceiling, door leading to:

**ENTRANCE HALL**

Smooth finished ceiling, ceiling light, smoke detector, panelled radiator, telephone point, cupboard with slatted shelving with storage over. Additional storage cupboard with coat hooks, shelving, consumer unit and meter. Additional storage over. Wall mounted thermostatic control.

**SITTING ROOM/DINING ROOM (17' 11" X 12' 5") OR (5.45M X 3.78M)**

Aspect to the rear elevation through UPVC double glazed window. Two panelled radiators, power points, TV aerial point.

**KITCHEN BREAKFAST ROOM (11' 10" X 10' 10") OR (3.61M X 3.30M)**

Aspect to the front elevation through UPVC double glazed window. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for washing machine and dishwasher. Recess for full height fridge/freezer, fitted stainless steel double oven, four ring stainless steel gas hob with extractor canopy over. Eye level storage cupboards, part tiled wall surrounds, double panelled radiator, smooth finished ceiling, ceiling light point.

**BEDROOM 1 (14' 5" X 11' 5") OR (4.40M X 3.48M)**

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, range of power points, range of fitted wardrobes comprising four double units with hanging rails and shelving.

**BEDROOM 2 (11' 11" X 10' 10") OR (3.62M X 3.30M)**

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, power points.

**BATHROOM (8' 0" X 5' 10") OR (2.45M X 1.77M)**

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, panelled bath unit with wall mounted Triton T80 shower, monobloc mixer tap, low level WC, wash hand basin with monobloc mixer tap and storage beneath, wall mounted mirror, light and shaver point, heated towel rail, wall mounted double opening storage cupboard, extractor fan.

**OUTSIDE**

The front garden has a central pathway providing access to the front door with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. A driveway extends along the side elevation where there is access to:

**GARAGE IN BLOCK**

Up and over door.

**REAR GARDEN**

The communal rear gardens are mostly laid to lawn and enclosed behind hedging and enjoying a Southerly aspect. The development also benefits from a drying area located to the rear boundary.

**LEASEHOLD & MAINTENANCE FEES**

The vendors have informed us that the lease is 178 Years, there is a share of the Freehold and the maintenance is approximately £425,00 per quarter.

**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 cross over into Ashley Road and Freelands Court will be found on the left.

**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. 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.

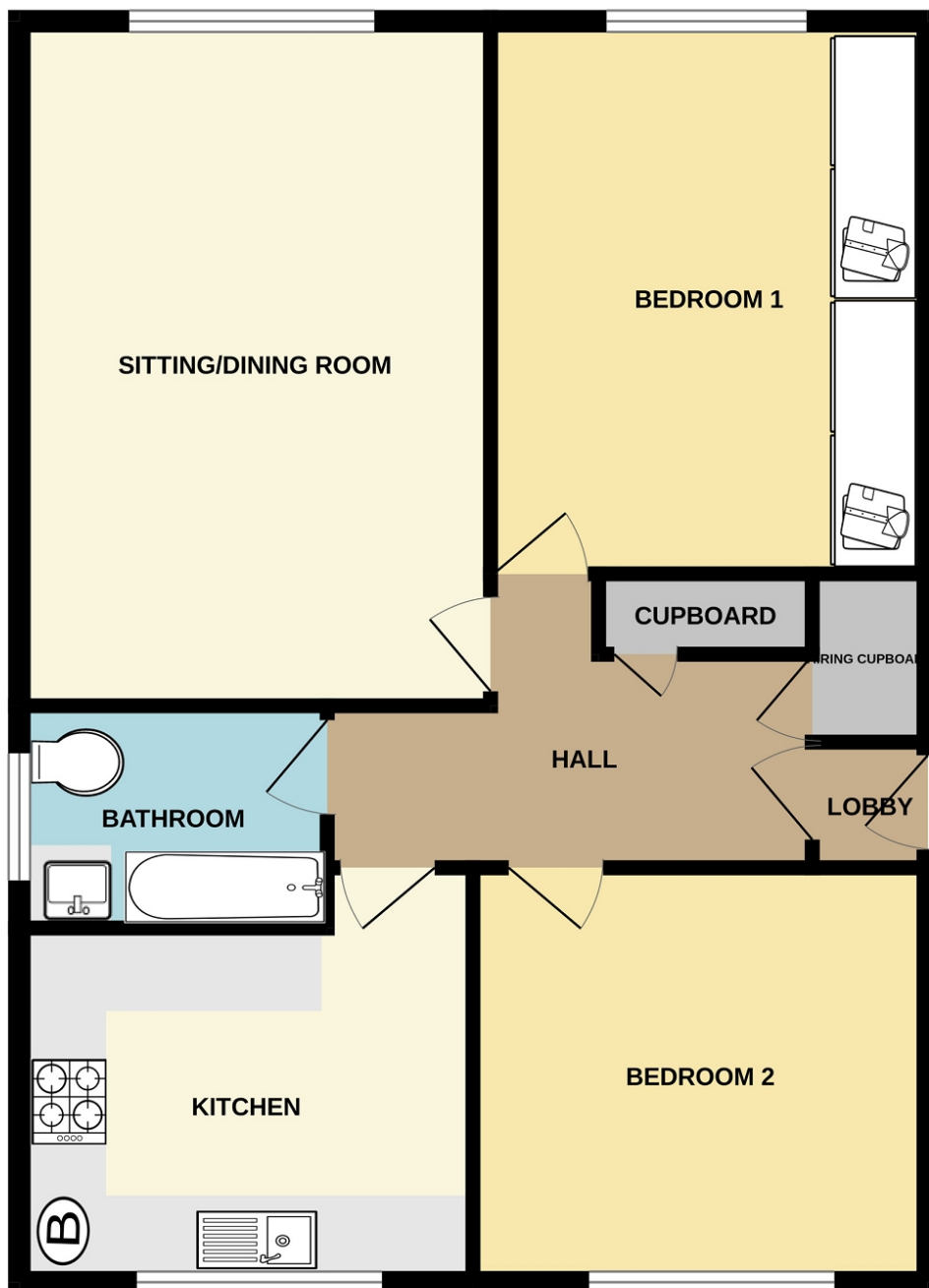
**TENURE**

The resale tenure for this property is Share of Freehold





GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 781 sq.ft. (72.6 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.