



1 Cobblestones 32 Osborne Road, New Milton, Hampshire. BH25 6AD

£239,950



Ross Nicholas & Company Limited
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BH25 6DQ
01425 625 500

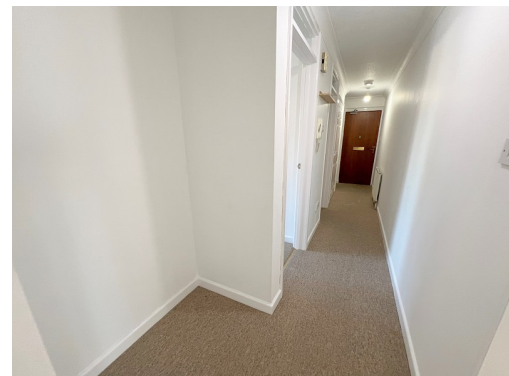




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A recently refurbished two bedroom ground floor flat conveniently located within a short level walk of New Milton High Street and train station. Features of the property include Entrance Hall, Sitting/Dining Room, modern Kitchen and Shower Room, communal gardens, share of Freehold, Sole Agents.



COMMUNAL ENTRANCE

Security communal entrance door providing access to:

ENTRANCE HALL

Two ceiling light points, smoke detector, panelled radiator, power point, security entry phone, thermostat control for central heating, double opening coats cupboard with hanging rail and slatted shelving. Cupboard housing electric meter.

SITTING ROOM/DINING ROOM (16' 7" X 10' 0") OR (5.05M X 3.06M)

Aspect to both front and side elevations through UPVC double glazed windows. Ceiling light, power points, TV aerial point, stone fireplace surround, hearth and ornate mantel. Telephone point, panelled radiator.

KITCHEN (9' 11" X 6' 8") OR (3.03M X 2.02M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, 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. Fitted full height fridge/freezer, washing machine and gas cooker. Eye level storage cupboards, power points, wall mounted Vaillant gas fired boiler.

BEDROOM 1 (9' 11" X 6' 8") OR (3.03M X 2.04M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, power points, telephone point, single panelled radiator.

BEDROOM 2 (10' 1" X 6' 10") OR (3.07M X 2.08M)

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

SHOWER ROOM (6' 9" X 3' 6") OR (2.06M X 1.06M)

Recently modernised with ceiling light, part tiled wall surrounds, shower cubicle and thermostatically controlled shower unit and display niches, low level WC with storage cupboard over. Pedestal wash hand basin with mirror fronted medicine cabinet, radiator, extractor fan.

OUTSIDE

The flat is set on a development of communal gardens to the front which are mainly laid to lawn with a driveway extending along the side of the building leading to:

GARAGE

Up and over door.

LEASEHOLD & MAINTENANCE FEES

Land Registry states that there is 67 years remaining and is Share of Freehold. The vendor informs us that the Maintenance is £444. every 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 turn left at the traffic lights and proceed until reaching Osborne Road on the right. Turn into Osborne Road and Cobblestone will be found approximately 150 metres 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

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is C74



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 611 sq.ft. (56.7 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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