



8 Ashley Court Kenilworth Close, New Milton, Hampshire. BH25 6BN

Guide Price £199,950



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

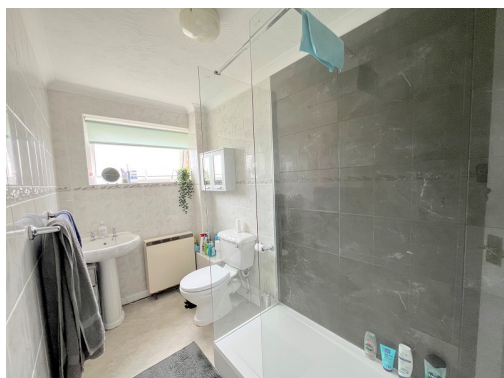




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A well presented two bedroom ground floor flat conveniently situated within a short walk of New Milton town centre and mainline train station. Features of the property include security communal entrance, entrance hall, sitting/dining room, kitchen/breakfast room, shower room, garage and a 132 year lease.



COMMUNAL ENTRANCE

Security entrance to communal hall with personal door to:

ENTRANCE HALL

Wall mounted electric heater, power points, ceiling light, smoke detector, cupboard housing consumer unit and electric meter. Cupboard housing lagged hot water cylinder with immersion heater.

SITTING ROOM/DINING ROOM (14' 7" X 11' 7") OR (4.44M X 3.53M)

Aspect to the front elevation through UPVC double glazed window with matching door to side leading to sun balcony. Ceiling light, range of power points, wall mounted electric heater and feature electric fire with stone surround and hearth.

KITCHEN BREAKFAST ROOM (13' 5" X 8' 6") OR (4.09M X 2.60M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl composite sink unit set into a work surface extending along three walls with base drawers and cupboards beneath, fitted electric oven with electric hob and extractor fan over. Recess for washing machine and full height fridge/freezer. Eye level storage cupboards and breakfast bar providing seating for two.

BEDROOM 1 (13' 7" X 11' 1") OR (4.15M X 3.38M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, power points and electric wall mounted heater.

BEDROOM 2 (10' 4" X 7' 4") OR (3.15M X 2.23M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, power points and wall mounted electric heater.

SHOWER ROOM

Obscure UPVC double glazed window to rear, ceiling light, fully tiled wall surrounds, low level w.c, pedestal wash hand basin, large walk-in shower cubicle with triton shower and wall mounted electric heater.

OUTSIDE

Sun Balcony accessed from sitting/dining room and overlooking front communal grounds.

GARAGE

Located in block to rear with up and over door.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there is a 132 year lease and the maintenance is £1,748.00 per annum with a peppercorn ground rent.

DIRECTIONAL NOTE

From our office in Old Milton Road proceed across the lights into Ashley road taking the fifth turning on the left into Kenilworth close where the block will be located immediately on the right.

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

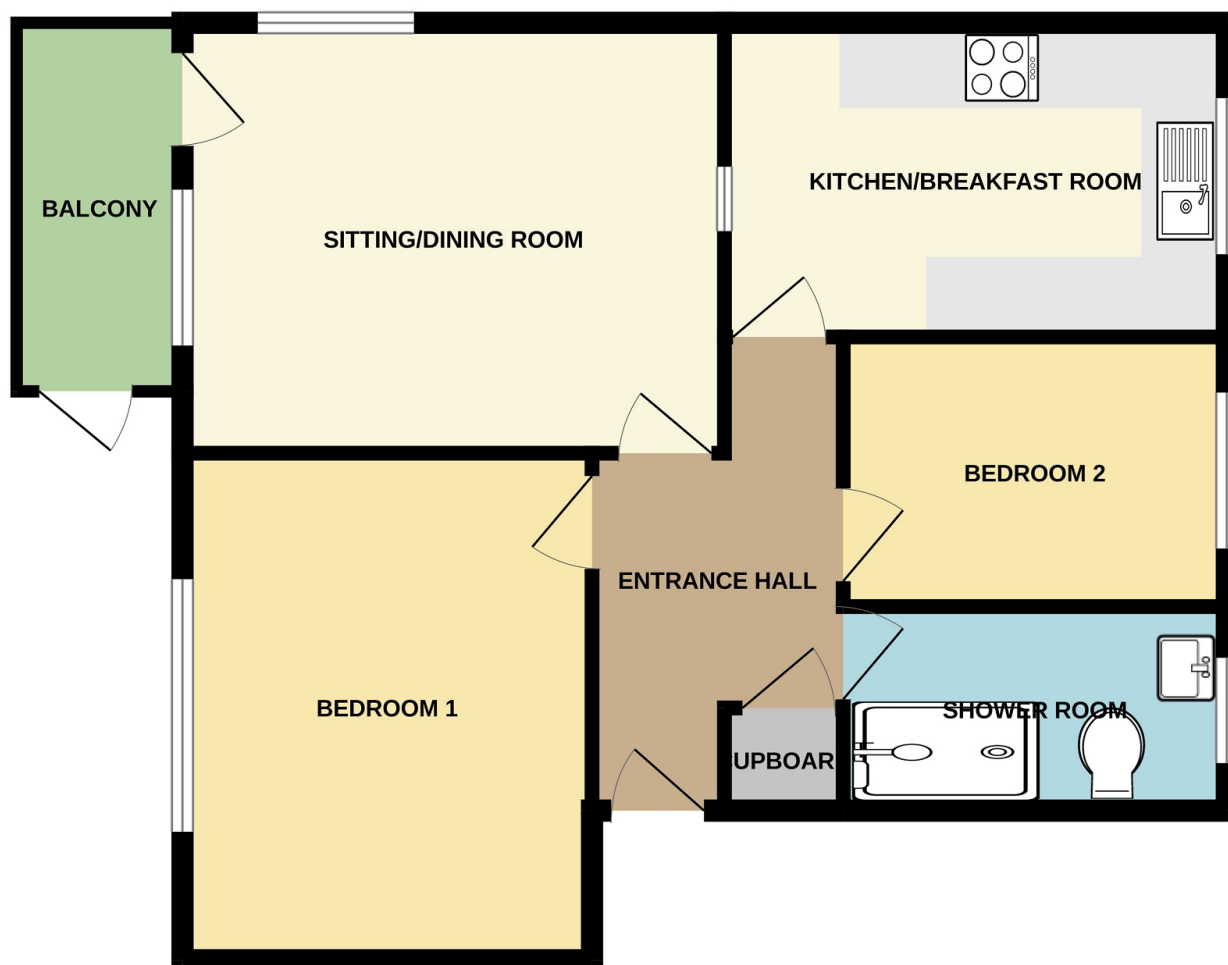
The council tax for this property is band B

EPC RATING

The EPC rating for this property is D63



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 622 sq.ft. (57.8 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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