



25A Station Road, New Milton, Hampshire. BH25 6HN

£229,950



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





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A beautifully presented and re-furbished two double bedroom maisonette set over two floors and located in the heart of New Milton Town Centre within easy access of local shops and mainline Train Station. Features of the property include communal security entrance, communal hall, Entrance Hall, Cloakroom, Sitting/Dining Room. Integrated Kitchen, Bathroom, allocated parking space and private roof garden.



ENTRANCE

Security Entrance providing access to Communal Hall, staircase to first floor landing, door leading to:

ENTRANCE HALL

Staircase to second floor.

CLOAKROOM

Smooth finished ceiling, recessed lighting, low level WC, heated towel rail, wall mounted wash hand basin with storage drawer, monobloc mixer tap, tiled splash back and mirror fronted medicine cabinet with light.



SITTING ROOM/DINING ROOM (17' 1" X 15' 2") OR (5.20M X 4.62M)

Aspect to the front elevation through large UPVC double glazed bay window. Smooth finished ceiling, recessed lighting, smoke detector, two double panelled radiators, power points, connections for wall hung television, storage cupboard with modern consumer unit. Security entry phone. Open way through to:

KITCHEN (14' 0" X 6' 7") OR (4.27M X 2.01M)

Fully integrated with stainless steel electric oven with matching microwave over. Quartz work top with stainless steel wash hand basin and monobloc mixer tap, fitted four ring induction hob with Quartz splash back and extractor fan over. Bas drawers and cupboards with integrated washing machine, dishwasher, full height fridge/freezer. Wall mounted Vailant gas fired boiler, UPVC double glazed door providing access onto terraced garden.

FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, smoke detector, tunnel providing natural light.



BEDROOM 1 (11' 11" X 10' 1" MAX) OR (3.63M X 3.08M MAX)

UPVC double glazed window, double panelled radiator, power points, smooth finished ceiling, ceiling light.

BEDROOM 2 (13' 7" X 10' 6") OR (4.15M X 3.20M)

Aspect to the rear elevation through two double glazed Velux windows. Power points, TV aerial point, smooth finished ceiling, ceiling light point, double panelled radiator, large recess for storage with ceiling light.



BATHROOM (6' 10" X 5' 7") OR (2.09M X 1.71M)

Smooth finished ceiling, recessed lighting. Panelled bath unit with monobloc mixer tap. Thermostatically controlled shower with rain effect shower head and hand held shower attachment. Glazed shower screen, low level WC, wash hand basin with monobloc mixer tap, storage drawer, tiled splash back and mirror fronted medicine cabinet with lighting. Tiled flooring.

ROOF TERRACE

Large private roof terrace accessed from the kitchen with decking and modern horizontal slat fencing.



COMMUNAL AREAS

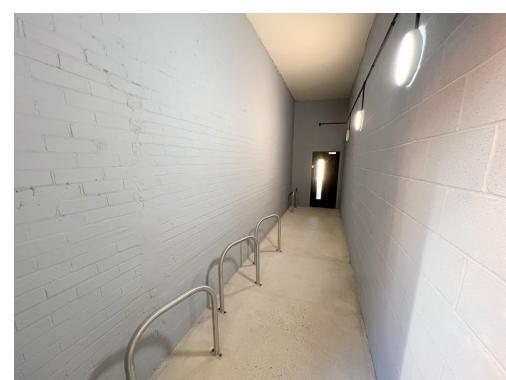
The flat is accessed through a communal security door located to the front of the building which in turn leads to a spacious communal entrance hall. Sensor Lighting staircase to first floor and door leading to rear access where there is a large bike store and continued access to the rear elevation.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there will be a new 999 year lease and the maintenance will be split between the two flats and the shop with 25A being liable for 15%. There will be no initial maintenance charge and the building insurance will be £2,865.93 for the block.

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 into Station Road. Proceed over the railway bridge and the maisonette will be found on the right over Tesco convenience store.

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 £45 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

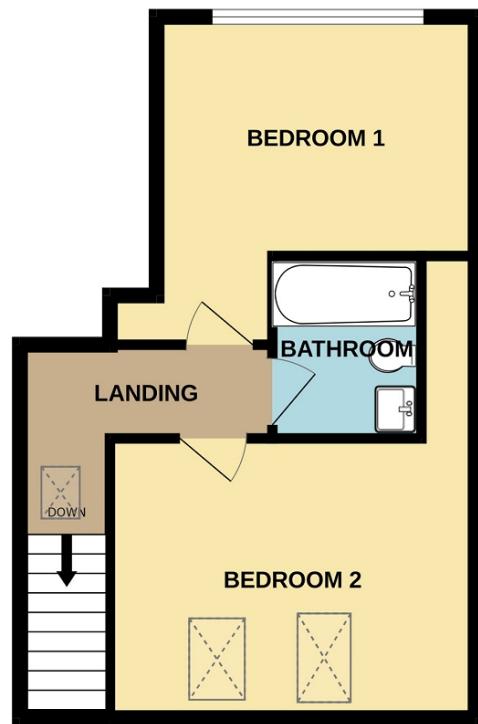
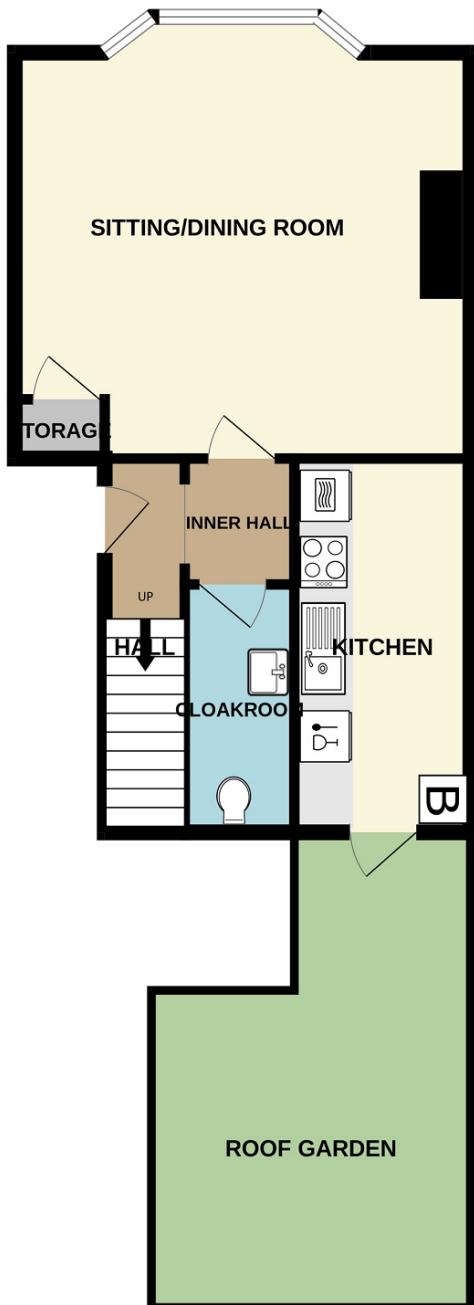
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is C77

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.