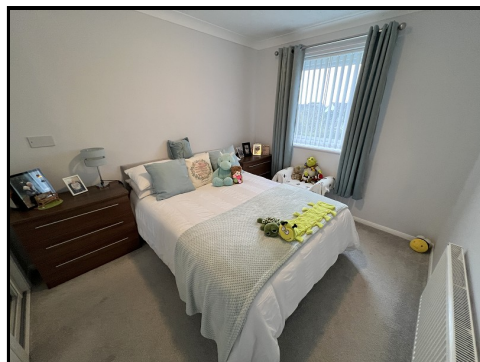




14 Glenagare Whitefield Road, New Milton, Hampshire. BH25 6DG

£95,000



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





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£95,000

A very well presented recently refurbished one bedroom first floor retirement flat located within a short distance of New Milton Town Centre with an array of shops, bars and a main line train station. Features of the property include sitting/dining room, kitchen, bathroom, modern boiler, communal sitting room, laundry room and guest suite. Communal parking.



COMMUNAL ENTRANCE

Security communal front door to communal entrance hall with stairs or lift to first floor. Personal front door leading to:

ENTRANCE HALL

Ceiling light point, hatch to loft area, telephone security entry system and time clock for central heating. Double cupboard with sliding doors, with shelving, consumer unit and programmer and time clock.

SITTING ROOM/DINING ROOM (14' 0" X 9' 10") OR (4.27M X 3.00M)

Aspect to the rear elevation through UPVC double glazed window having a southerly aspect overlooking communal gardens. Ceiling light, panelled radiator, range of power points, T.V aerial point and cupboard housing modern Glow Worm gas fired boiler. Open way through to:

KITCHEN (7' 1" X 6' 7") OR (2.17M X 2.01M)

Modern fitments including stainless steel single bowl single drainer sink unit with monobloc mixer tap set in to a work surface extending along three walls with a range of base drawers and cupboards beneath. Fitted stainless steel electric oven, Induction hob with extractor fan over and fall height fridge and freezer. Eye level storage cupboards and power points.

BEDROOM (10' 2" X 8' 10") OR (3.11M X 2.70M)

Aspect to the rear elevation through UPVC double glazed window having a southerly aspect and overlooking communal gardens. Ceiling light, panelled radiator, range of power points and recessed double wardrobe with sliding part mirrored doors, shelving and hanging rail.

BATHROOM (8' 1" X 5' 8") OR (2.47M X 1.73M)

Modern fitments including smooth finished ceilings, ceiling light, panelled bath unit with monobloc mixer tap, separate shower unit with rain effect shower head and hand held attachment. Large glazed shower screen, bathroom unit incorporating wash hand basin, low level w.c and storage. Eye level storage cupboards with central mirror and light with mood settings.

COMMUNAL AREAS

Laundry room with modern washing machines and tumble dryer. Communal kitchen, residents lounge and guest suite.

OUTSIDE

Well kept communal gardens with communal parking and secure front entrance door with entry phone system.

LEASEHOLD & MAINTENANCE FEES

Land registry states that there is approximately 53 years remaining on the lease. The vendor has stated that the maintenance is £1,410.00 per 6 months and a ground rent of £100.00 per annum.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed in a Westerly direction and take the first turning right into Whitefield Road (by Fire Station) and Glenagare will be found on your left just inside the cul-de-sac section.

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 £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.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

COUNCIL TAX

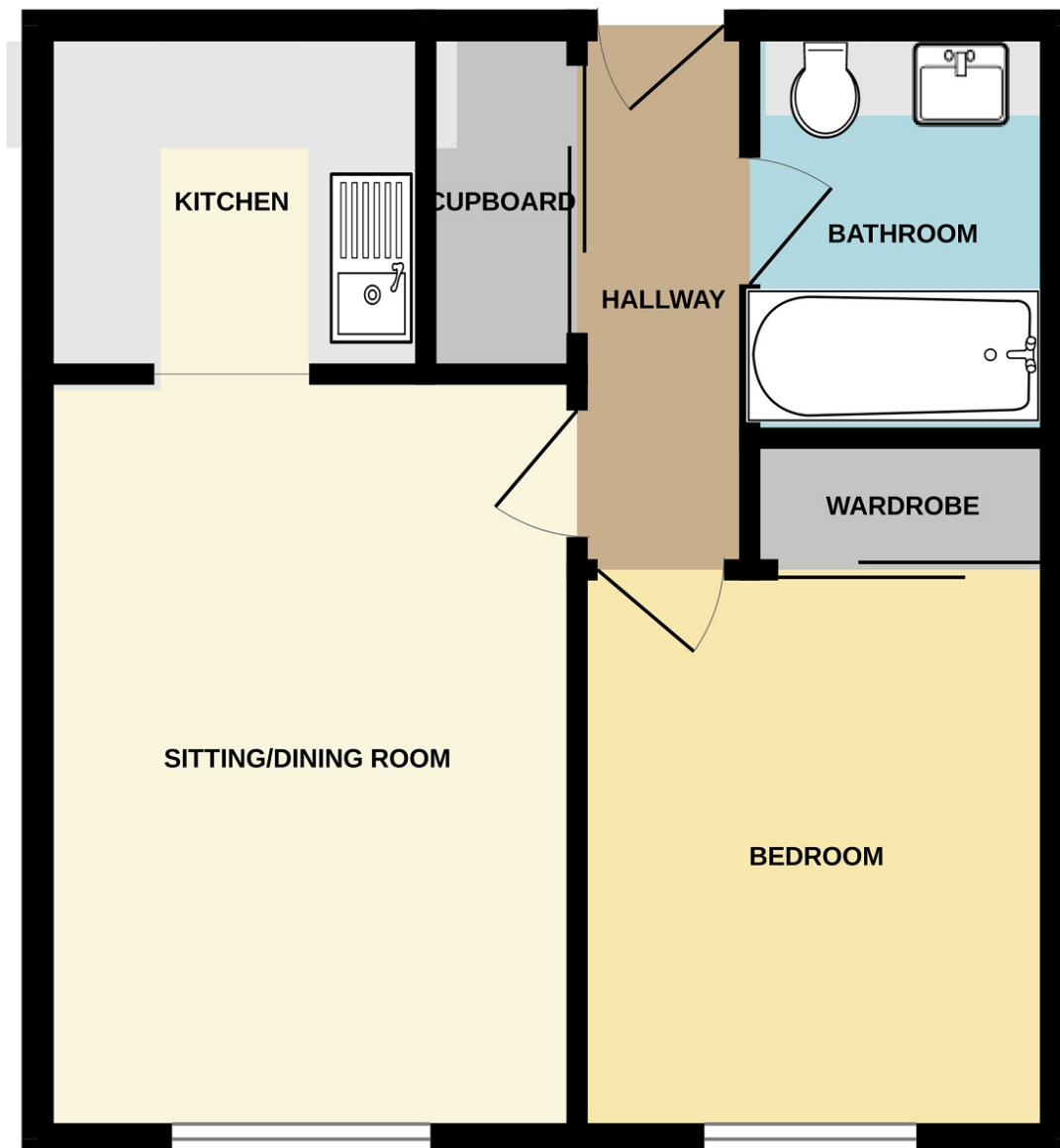
The council tax for this property is band A

EPC RATING

The EPC rating for this property is C72



GROUND FLOOR



ROSS NICHOLAS ESTATE AGENTS

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.