



1 Ashton Court Herbert Road, New Milton, Hampshire. BH25 6BX

£259,950



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





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EXTENDED LEASE: A deceptively spacious and refurbished two double bedroom ground floor flat with direct access onto communal gardens. Features of the property include 8 metre Lounge/Dining Room, Kitchen, Bathroom with w.c, additional cloakroom, fitted wardrobes, UPVC double glazing, gas fired central heating, Garage and communal gardens.



COMMUNAL ENTRANCE HALL

Security Entrance door provides access to Communal Hall. Personal door provides access to:

ENTRANCE HALL

Two ceiling light points, panelled radiator, thermostat control for central heating, cupboard with slatted shelving and electric consumer unit. Double coats cupboard with hanging rails and shelf.



SITTING ROOM/DINING ROOM (28' 7" X 12' 8") OR (8.70M X 3.87M)

Aspect to the side elevation through UPVC double glazed window and new UPVC sliding patio doors providing access and views onto rear patio and gardens beyond. Two ceiling light points, panelled radiators, and TV aerial point, power points.

KITCHEN (11' 9" X 7' 9") OR (3.59M X 2.35M)

Aspect to the front elevation through UPVC double glazed window. Single bowl, single drainer ceramic 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, fitted electric oven, four ring electric hob with extractor fan over. Wall mounted Worcester/Bosch gas fired boiler. Part tiled wall surrounds, recess for full height fridge/freezer. Eye level storage cupboards, ceiling light.

BEDROOM 1 (10' 8" X 11' 9") OR (3.26M X 3.59M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed wardrobes comprising two double units with folding doors, hanging rails and shelf. Additional bedroom furniture including three single wardrobes, bedside cabinet and dressing table.



BEDROOM 2 (11' 9" X 9' 9") OR (3.59M X 2.96M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points, fitted wardrobes with folding doors, hanging rails and shelf.

BATHROOM (6' 4" X 5' 9") OR (1.93M X 1.76M)

Recently fitted with panelled bath, rain effect shower head, glazed shower screen and tiled surround. Wash hand basin with tiled splashback, storage below and w.c to side.

SEPARATE WC

Low level w.c, ceiling light and wash hand basin.

OUTSIDE

A pathway provides access to the front door with the remainder of the areas being enclosed behind maintained hedging and lawns.

REAR GARDEN

One of the main features of the property, there is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to maintained lawns with a selection of shrub and flower beds.



GARAGE

Located in a nearby block with up and over door.

LEASEHOLD & MAINTENANCE FEES

The land registry stats that the Lease was 99 Years from 12th April 1985 (60 Years remaining), but the current owner has extended this by 90 years. Invoices from Sullivan Lawford indicate that for last years half year cost for maintenance was £1,10.67.



DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and take the second turning left into Herbert Road where Ashton Court will be found.

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.

COUNCIL TAX

The council tax for this property is band D

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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