

# HUNTERS<sup>®</sup>

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## Osbourne House

Station Road, New Milton, Hampshire, BH25 6HL

Asking Price £140,000



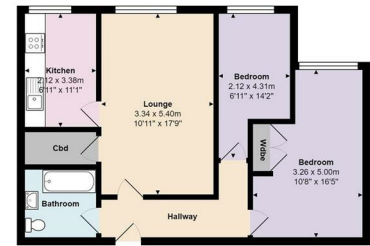




## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	39	(39-54) E	31
(21-38) F		(21-38) F	43
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total Area: 63.6 m<sup>2</sup> ... 684 ft<sup>2</sup>

All measurements are approximate and for display purposes only



A well presented two bedroom first floor purpose built flat, situated in the heart of the Town Centre and only a short level walking distance from New Milton main line railway station. The property would make an excellent Buy To Let investment, having been previously let, through Hunters Management, for the current owners. Alternatively, it could be suitable for a first time buyer, as the Lease has been extended, with approximately 145 Years unexpired on the existing Lease, with a service charge payable. The property does offer light and well appointed accommodation, with a good size sitting/dining room, two double bedrooms, spacious well set out kitchen, along with a full bathroom, which has recently been upgraded. Further features include, recently installed electric heating, UPVC double glazing and off road parking to the rear where there is an allocated Parking space.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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