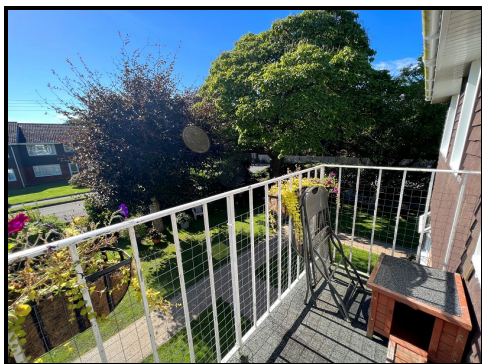




**Flat 4 Morant Court 21 Herbert Road, New Milton, Hampshire. BH25 6BX**

**Guide Price £249,950**



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





## Flat 4 Morant Court 21 Herbert Road, New Milton, Hampshire. BH25 6BX

**Guide Price £249,950**

A very well presented first floor flat with a private entrance and sun balcony located within a short walk of New Milton Town Centre. Features of the property include Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Shower Room, Garage in a block, long lease, share of Freehold.



## ENTRANCE HALL

Accessed via Composite front door, staircase to First Floor, hatch to loft area, storage cupboard with slatted shelving over and additional storage over. Power point.

## LOUNGE/DINER (17' 7" X 12' 4") OR (5.36M X 3.77M)

UPVC double glazed window to front elevation with UPVC double glazed door providing access onto SUN BALCONY. Coved ceiling, two ceiling light points, TV aerial point, power points, double panelled radiator, electric flame effect fire with surround hearth and mantel. Serving hatch from kitchen.

## KITCHEN (11' 11" X 8' 11") OR (3.63M X 2.71M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light, one and a half bowl single drainer composite Franke sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Recess for slimline dishwasher, washing machine and full height fridge/freezer. Fitted electric double oven. Four ring induction hob with extractor fan over, eye level storage cupboards, part tiled wall surrounds. Panelled radiator, breakfast bar with seating for 2 - 3, Worcester gas fired boiler.

## BEDROOM 1 (15' 5" X 10' 6") OR (4.70M X 3.19M)

Aspect to the front elevation and side through UPVC double glazed windows. Coved ceiling, ceiling light, panelled radiator, power points, double wardrobe with hanging rail and shelf.

## BEDROOM 2 (14' 1" X 10' 5") OR (4.29M X 3.18M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light, double wardrobe with hanging rail and shelf. Single panelled radiator, power points.

## SHOWER ROOM (8' 7" X 4' 9") OR (2.62M X 1.46M)

Obscure UPVC double glazed window to rear. Ceiling light, low level WC, wash hand basin with tiled splash back. Wall mounted mirror fronted medicine cabinet, double shower cubicle with rain effect shower head and shower attachment. Heated towel rail.

## OUTSIDE

The grounds are one of the main features of the block with maintained areas of lawn to both front and rear elevations. A SINGLE GARAGE with up and over door located in nearby block.

## 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.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and take the second turning left into Herbert Road.

## 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.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the Maintenance is 6 Months Apx £425.00, Share of Freehold and 999 years from 1971

## TENURE

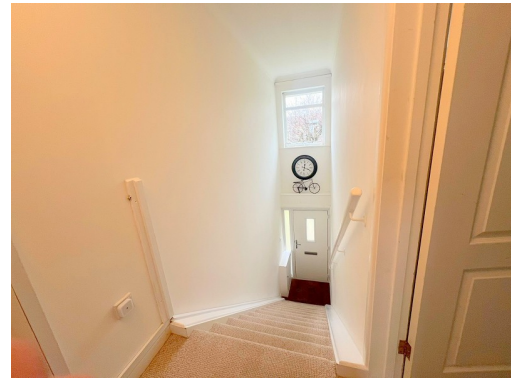
The resale tenure for this property is Share of Freehold

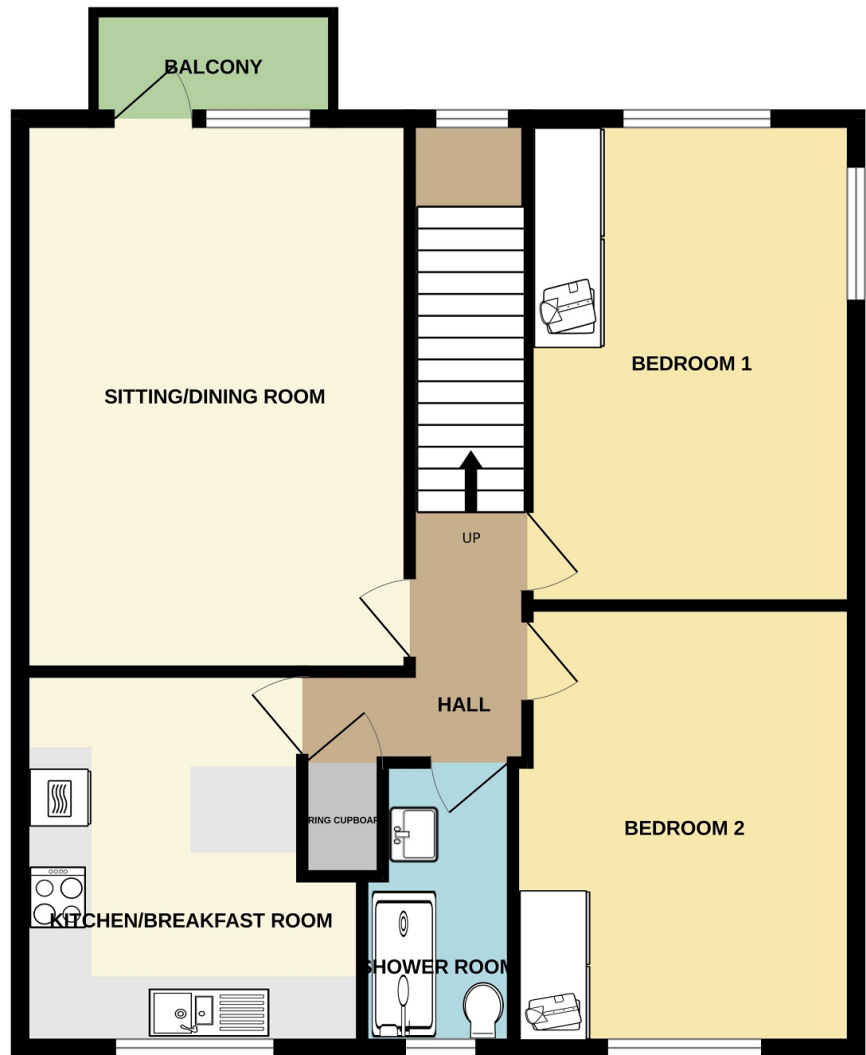
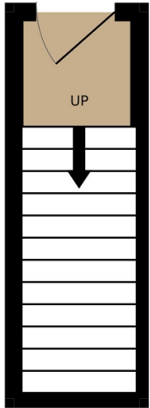
## COUNCIL TAX

The council tax for this property is band C

## EPC RATING

The EPC rating for this property is D66





ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 832 sq.ft. (77.3 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 & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk