



**6 Lavender Walk, Barton On Sea, New Milton, Hampshire. BH25 7FH**

**Guide Price £299,950**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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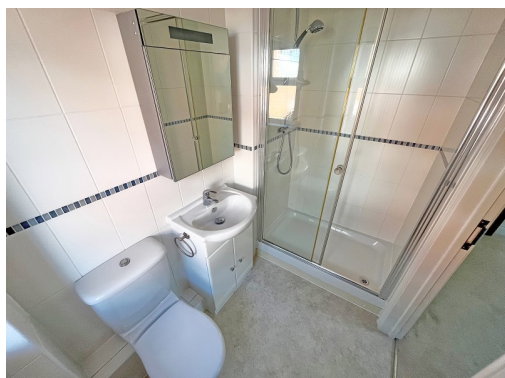




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A very well presented two double bedroom first floor flat located in a highly sought after location and enjoying equal distance to Barton on Sea cliff top and New Milton town centre. Features of the property include South facing sun balcony, UPVC double glazing, Lounge/Dining Room, En-Suite shower room, Kitchen/Breakfast room, Oak doors throughout, Garage in block, Sole Agents, Vacant possession.





## ENTRANCE

Security Entrance provides access to communal entrance hallway with lift or stairs to first floor landing, personal door provides access to:

## ENTRANCE HALL

Coved and smooth finished ceiling, smoke detector, two ceiling light points, thermostatic control for central heating, panelled radiator, security entry phone, cupboard housing consumer unit and electric meter. Airing cupboard housing high pressure water system with slatted shelving. Additional coats cupboard with shelf.

## LOUNGE/DINER (21' 2" X 13' 4") OR (6.46M X 4.06M)

Aspect to the front elevation through UPVC double glazed windows. Coved and smooth finished ceiling, two ceiling lights, two wall lights, power points, TV aerial connection, two panelled radiators, electric flame effect fire set into a stone surround, hearth and mantel. Door providing access onto:

## BALCONY

Covered sun balcony facing South aspect, outside light.

## KITCHEN BREAKFAST ROOM (10' 5" X 11' 7") OR (3.17M X 3.52M)

Aspect to the front elevation through UPVC double glazed window. Coved and smooth finished ceiling, recessed lighting. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated stainless steel double oven, four ring Bosch gas hob with matching Bosch stainless steel canopy over. Integrated dishwasher and washing machine, cupboard housing Glow Worm gas fired boiler, eye level storage cupboards, recess for full height fridge/freezer, part tiled wall surrounds, tiled flooring, panelled radiator.

## BEDROOM 1 (12' 4" X 14' 10") OR (3.77M X 4.53M)

Aspect onto the side elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, double panelled radiator, power points, TV connections, one double, one single wardrobe unit with hanging rails and shelving, power points.

## EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window onto side elevation. Coved and smooth finished ceiling, recessed lighting, extractor fan, tiled wall surrounds, double shower cubicle with sliding glazed shower screen. Thermostatically controlled shower unit, wash hand basin with monobloc mixer tap and storage cupboard beneath. Wall mounted mirror fronted medicine cabinet with light, low level WC, panelled radiator and additional heated towel rail.

## BEDROOM 2 (11' 1" X 11' 7") OR (3.37M X 3.54M)

Aspect to the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, double panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to rear elevation. Coved and smooth finished ceiling, recessed lighting, extractor fan, tiled wall surrounds, panelled bath with monobloc mixer tap and shower attachment. Large glazed shower door, double panelled radiator, low level WC, wash hand basin with monobloc mixer tap, storage beneath and wall mounted mirror fronted medicine cabinet with light.

## OUTSIDE

A brick paved driveway provides access to the communal parking area and access to garage. The grounds are maintained and to the front elevation there is an area of lawn with a selection of shrub and flower beds.

## GARAGE

Up and over door with light. A paved pathway provides access to the front communal entrance.

## LEASEHOLD & MAINTENANCE FEES

The vendor has informed us that there is a estimated maintenance fee for the coming year which is £1042 half yearly and a reserve contribution of around £795 per half year. The Ground Rent 325.00 per annum. There is also the remainder of a original 125 Year lease from 2006.

## 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 turn right at the traffic lights into Station Road, proceed to the mini roundabout at junction of A337 turn right and then take the second turning left into Becton Lane. Proceed until reaching Highlands Road on the left and Lavender Walk will be found on the left.

## WEBSITE

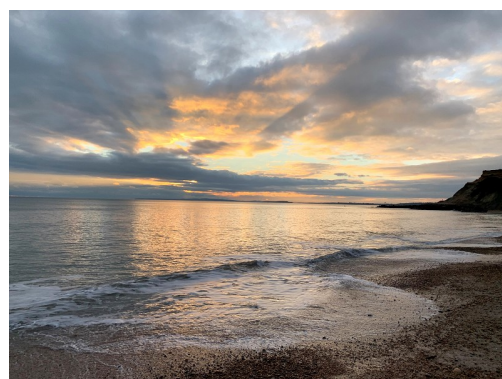
[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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.

## TENURE

The resale tenure for this property is Leasehold



## COUNCIL TAX

The council tax for this property is band D

## EPC RATING

The EPC rating for this property is B82

### GROUND FLOOR



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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