



**Flat 4 Lavender Walk, Barton On Sea, New Milton, Hampshire, BH25 7FH.**

**Guide Price £319,950**



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





## Flat 4 Lavender Walk, Barton On Sea, New Milton, Hampshire, BH25 7FH.

**Guide Price £319,950**

A very well presented recently decorated and carpeted ground floor two bedroom flat conveniently located within equal distance of New Milton Town Centre and Barton on Sea Cliff Top. Features of the property include security communal entrance, Entrance Hall, Sitting/ Dining Room, Kitchen/Breakfast Room, En-Suite Shower Room, Main Bathroom, Sun patio onto communal gardens, Garage in nearby block. Sole Agents, Vacant possession.



## COMMUNAL ENTRANCE

Security entry system provides access to communal hall with personal door to:

## ENTRANCE HALL

Thermostatic control for central heating, two panelled radiators, power points, airing cupboard housing high pressure water cylinder with slatted shelf over. Coats cupboard with shelf.

## SITTING ROOM/DINING ROOM (21' 3" X 14' 10") OR (6.47M X 4.52M)

Aspect to the front elevation. Smooth finished ceiling, ceiling light, two wall light points, power points, TV aerial point, electric fire set into a stone surround, hearth and mantel. Two panelled radiators.

## KITCHEN BREAKFAST ROOM (10' 3" X 13' 3") OR (3.13M X 4.03M)

Aspect to the front elevation through UPVC double glazed window. 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 dishwasher, washing machine, Bosch stainless steel double oven with additional storage above and beneath. Four ring Bosch stainless steel hob with stainless steel matching extractor fan over. Eye level storage cupboards, recess for full height fridge/freezer, tiled wall surrounds, radiator, eye level storage cupboards one of which houses Glow Worm gas fired boiler, programmer and time clock.

## BEDROOM 1 (11' 11" X 11' 6") OR (3.62M X 3.50M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, TV aerial point, fitted wardrobes comprising one double and one single unit with hanging rails and shelf. Power points, panelled radiator.

## EN-SUITE SHOWER ROOM (4' 6" X 7' 9") OR (1.37M X 2.37M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, double walk-in shower cubicle with thermostatically controlled shower unit. Wash hand basin with monobloc mixer tap and storage beneath, light and shaver point over. Low level WC, panelled radiator, towel rail, tiled flooring.

## BEDROOM 2 (11' 0" X 12' 2") OR (3.35M X 3.71M)

Aspect to the rear elevation through UPVC double window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds with panelled bath unit, monobloc mixer tap and shower attachment. Low level WC. Wash hand basin with monobloc mixer tap, storage beneath, light and shaver point over. Panelled radiator, tiled flooring.

## OUTSIDE

The flat benefits from a Southerly facing covered paved patio area leading onto the communal maintained grounds which are mainly laid to lawn with a selection of hedging, shrubs and flowers.

## GARAGE

There is a garage located in a nearby block with remote controlled up and over door, power and light.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our office in Old Milton Road turn right at the traffic lights into Station Road then take the second turning right into Barton Court Road and proceed over the traffic lights into Barton Court Avenue. Proceed down the road until reaching Highlands Road on the left where Lavender Walk can 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.

## LEASEHOLD & MAINTENANCE FEES

The vendor has informed us that the current maintenance fee is £2,067.23 per 6 months which has been increased to expand the sinking fund, Ground Rent 325.00 per annum. There is also the remainder of a original 125 Year lease from 2006.

## 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 C77.



GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.  
Made with Metropix ©2023

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

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.