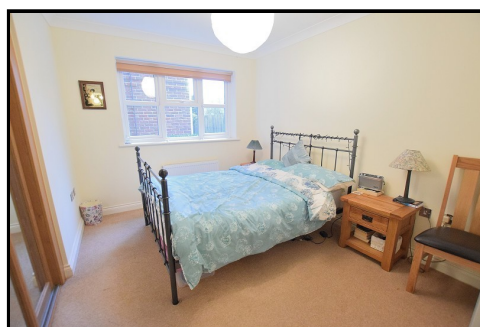




Flat 2 Maple Court 52 Manor Road, New Milton, Hampshire. BH25 5WS

Guide Price £230,000



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





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Guide Price £230,000

A modern two double bedroom ground floor flat located within an exclusive development of only six high quality apartments in an ideal location, within easy walking distance of New Milton town centre and train station. The flats have been constructed by 'Pennyfarthing Homes' to their usual excellent specification.



COMMUNAL ENTRANCE

Security entry phone system, Door to:

ENTRANCE HALL

Coved ceiling, wood effect flooring, two ceiling light points, wall mounted security entry phone system, radiator, built-in airing cupboard with slatted shelving and electric meter, power points.

KITCHEN (10' 2" X 6' 11") OR (3.10M X 2.10M)

Part tiled wall surrounds, one and a half bowl single drainer sink unit with waste disposal unit and mixer tap set into working surfaces with drawers and cupboards below, inset four ring gas hob with concealed extractor hood over and built-in oven/grill unit below, integrated washer/drier, further space for upright fridge/freezer. Coved ceiling, ceiling light point, wood effect flooring, gas fired boiler and radiator.

SITTING ROOM (13' 9" X 13' 1") OR (4.20M X 4.0M)

Coved ceiling, ceiling light point, UPVC bay window, attractive Limestone style fireplace surround with inset fire, power points, satellite connection point.

BEDROOM 1 (12' 0" X 9' 6") OR (3.66M X 2.90M)

Coved ceiling, ceiling light point, excellent range of built-in mirror fronted wardrobe cupboards, radiator, TV aerial point, power points, panelled radiator, UPVC double glazed window overlooking rear aspect.

BEDROOM 2 (10' 2" X 7' 9") OR (3.10M X 2.36M)

Coved ceiling, ceiling light point, radiator, panelled radiator, power points, UPVC double glazed window overlooking side aspect and fitted cupboard.

BATHROOM

Fully tiled walls comprising inset wash hand basin with mixer taps and cupboard below, low level WC, bath with mixer taps and shower attachment, mirror with light over, radiator, coved ceiling, ceiling spot light, extractor fan, obscure double glazed window overlooking side aspect.

OUTSIDE

The property is set in well tended communal gardens laid mainly to lawn with outside lighting. Allocated parking space at the front.

LEASEHOLD & MAINTENANCE FEES

Land Registry indicates that there is 109 Years lease remaining. The vendor informs us that the Ground rent is £300 per annum and we believe that Maintenance and services charges are £1,729.50 per annum (this includes £500 pa maintenance reserve fund).

VIEWING ARRANGEMENTS

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 Station Road proceed over the railway bridge and take the first turning right into Manor Road. Continue for approximately 600 yards where Manor Court is situated on the right hand side and is named.

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.

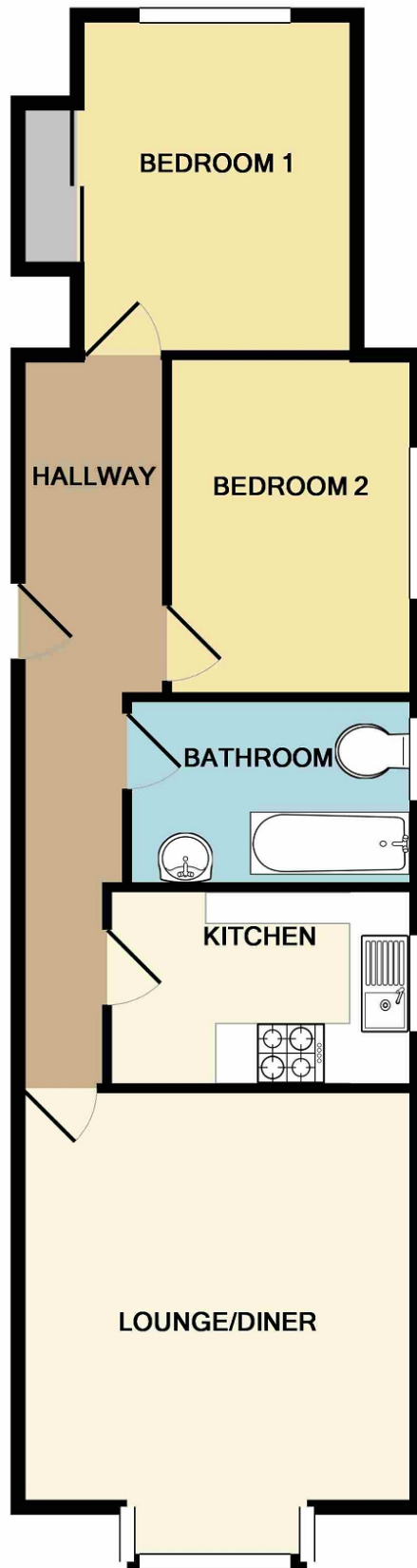
TENURE

The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band B





TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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.