



**3 Old Milton Road, New Milton, Hampshire. BH25 6DQ**

**£157,950**



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





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**£157,950**

A REFURBISHED FIRST FLOOR FLAT situated in the heart of New Milton. The flat benefits from comprehensively fitted kitchen, dual aspect Sitting Room, Modern Bathroom, Two Bedrooms, Balcony.



## **ENTRANCE (5' 11" X 5' 7") OR (1.80M X 1.71M)**

UPVC double glazed door with matching double glazed panel above provides access to Ground Floor Entrance. Smooth finished ceiling, mains voltage smoke detector, LED light, eye level cabinet provides access to electric meter and fuse box. Staircase to first floor landing.

## **FIRST FLOOR LANDING (9' 2" X 2' 11") OR (2.79M X 0.90M)**

Smooth finished ceiling, access to loft via roof hatch, ceiling light point, smoke detector, electric radiator, door above stair recess provides access to Ariston hot water cylinder with time clock and slatted shelving above. Wood plank effect Vinyl flooring. Power points and hallway leads to:

## **KITCHEN (7' 7" X 4' 1") OR (2.32M X 1.25M)**

Open plan kitchen, sun tube above, two ceiling downlights. Comprehensive range of eye level and floor mounted kitchen units with laminated roll top work top surfaces. Stainless steel sink with single drainer and swan necked mixer tap, fitted Lamona four ring hob with glass splash back above and stainless steel canopy above with single oven and grill beneath. Space and plumbing for automatic washing machine. Space for under counter fridge, wood plank effect Vinyl flooring, power points.



## **SITTING ROOM (15' 11" X 11' 5") OR (4.86M X 3.49M)**

Smooth finished ceiling, ceiling light point, dual aspect room with UPVC double glazed window facing Old Milton Road and double opening French doors providing access to outside balcony with wood decking area surrounded by wooden balustrades. Attractive fireplace surround with adjoining pebble effect electric fire, TV aerial point, power points, wall mounted electric heater, telephone point.

## **BEDROOM 1 (11' 11" X 10' 5") OR (3.64M X 3.18M)**

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator beneath, power points.

## **BEDROOM 2 (8' 4" X 7' 6") OR (2.55M X 2.29M)**

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath. Power points.

## **BATHROOM (5' 7" X 5' 8") OR (1.71M X 1.72M)**

Smooth finished ceiling, ceiling light, ceiling extractor, opaque UPVC double glazed window facing front aspect. Modern white suite comprising panelled enclosed bath with twin hand grips, hot and cold taps, separate shower mixer bar above, separate shower attachment with bi-fold shower screen to one side. Low level WC with push button flush, pedestal wash hand basin with hot and cold tap with tiled splash back, mirror and display shelf above, heated electric towel rail, wood plank effect vinyl flooring

## **LEASE**

New 125 year lease. Maintenance charge £500. per year plus contribution of 50% of building insurance.

## **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 towards the traffic lights and the flat will be found shortly on the right before the lights.

## **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

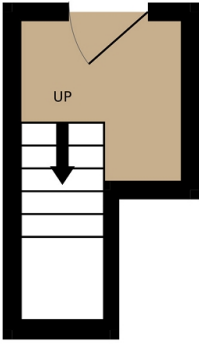
## **COUNCIL TAX**

The council tax for this property is band B

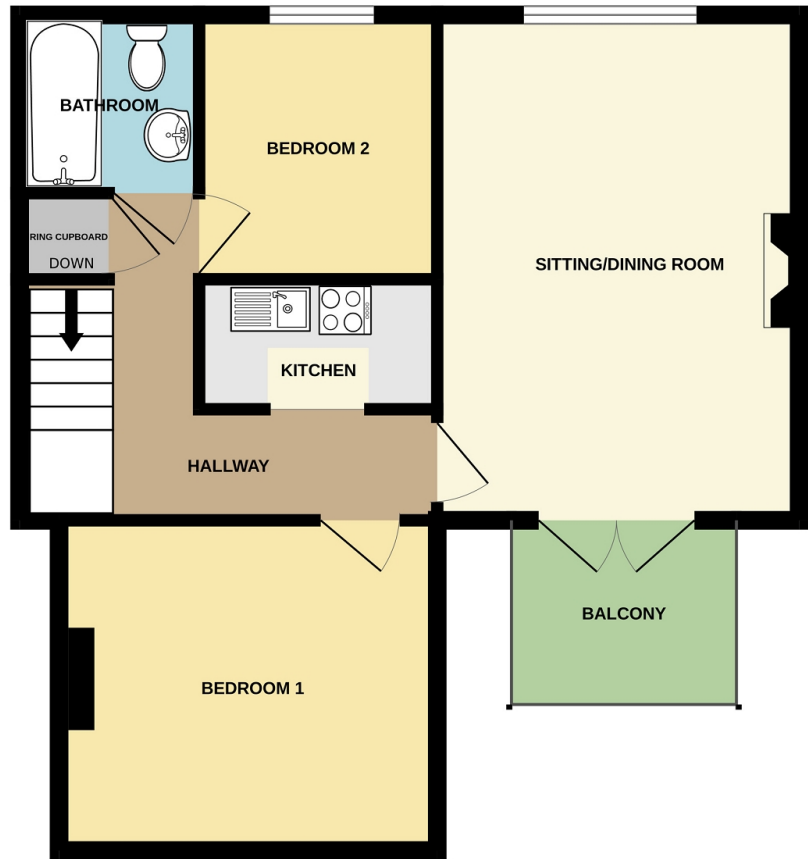
## **EPC RATING**

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR  
45 sq.ft. (4.2 sq.m.) approx.



FIRST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 557 sq.ft. (51.8 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 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.