



**1 Ashton Court, Herbert Road, New Milton. BH25 6BX**

**Guide Price £249,950**



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





## **1 Ashton Court, Herbert Road, New Milton. BH25 6BX**

**Guide Price £249,950**

A deceptively spacious two double bedroom ground floor flat with direct access onto communal gardens. Features of the property include 8 metre Lounge/Dining Room, Kitchen, Bathroom, Separate WC, fitted wardrobes, UPVC double glazing, gas fired central heating, Garage and communal gardens. The property will have an extended lease upon completion.



## COMMUNAL ENTRANCE DOOR

Security Entrance door provides access to Communal Hall. Personal door provides access to:

## ENTRANCE HALL

Two ceiling light points, panelled radiator, thermostat control for central heating, cupboard with slatted shelving and electric consumer unit. Double coats cupboard with hanging rails and shelf.

## LOUNGE/DINING AREA (28' 7" X 12' 8") OR (8.70M X 3.87M)

Aspect to the side elevation through UPVC double glazed window and UPVC sliding patio doors providing access and views onto rear patio and gardens beyond. Two ceiling light points, panelled radiators, electric fireplace with surround, hearth and mantel. TV aerial point, power points.

## KITCHEN (11' 9" X 7' 9") OR (3.59M X 2.35M)

Aspect to the front elevation through UPVC double glazed window. Single bowl, single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath, recess for washing machine and dishwasher, fitted electric oven, four ring electric hob with extractor fan over. Wall mounted Worcester/Bosch gas fired boiler. Part tiled wall surrounds, recess for full height fridge/freezer. Eye level storage cupboards, ceiling light.

## BEDROOM 1 (10' 8" X 11' 9") OR (3.26M X 3.59M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed wardrobes comprising two double units with folding doors, hanging rails and shelf. Additional bedroom furniture including three single wardrobes, bedside cabinet and dressing table.

## BEDROOM 2 (11' 9" X 9' 9") OR (3.59M X 2.96M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points, fitted wardrobes with folding doors, hanging rails and shelf.

## BATHROOM (6' 4" X 5' 9") OR (1.93M X 1.76M)

P shaped bath unit with monobloc mixer tap and shower attachment. Wash hand basin with monobloc mixer tap, storage beneath, mirror, light and shaver point over. Extractor fan, fully tiled wall surrounds, ceiling light point.

## SEPARATE WC

Low level WC, pedestal wash hand basin, wall mounted mirror and extractor fan.

## OUTSIDE

A pathway provides access to the front door with the remainder of the areas being enclosed behind maintained hedging and lawns.

## REAR GARDEN

One of the main features of the property, there is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to maintained lawns with a selection of shrub and flower beds.

## GARAGE

Located in a nearby block with up and over door.

## LEASEHOLD & MAINTENANCE FEES

The land registry stats that the Lease is 99 Years from 12th April 1985 (60 Years remaining) The maintenance fee is £980.77 per half year.

## 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 cross over at the traffic lights into Ashley Road and take the second turning left into Herbert Road where Ashton Court will 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.

## COUNCIL TAX

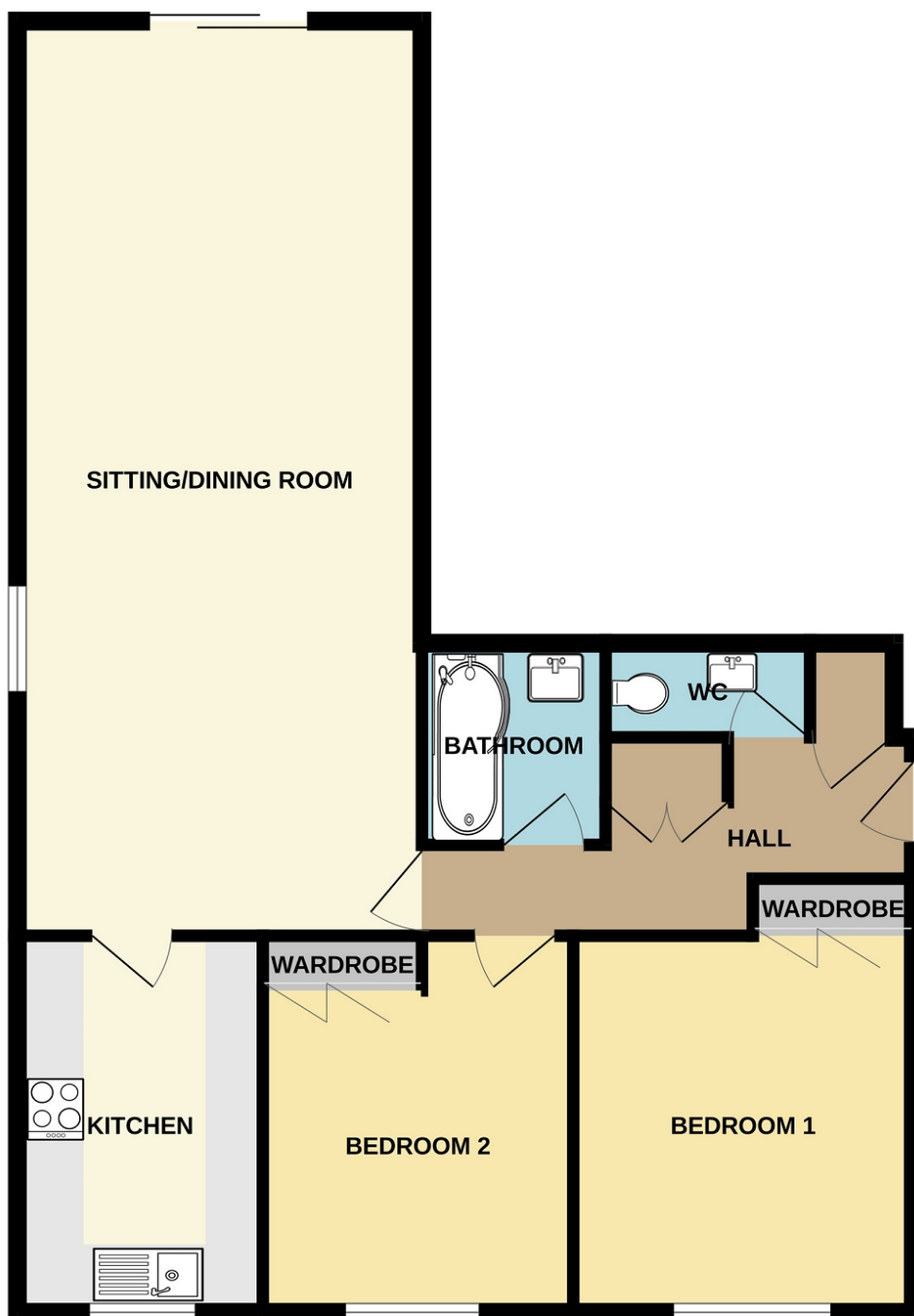
The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D65



GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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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.