



5 Orchard Court, 18 Herbert Road, New Milton, Hampshire. BH25 6BX

Guide Price £235,000



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





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A well presented two double bedroom first floor flat located within a short walk of New Milton town centre. Features of the property include Entrance Hall, Lounge/ Dining Room, Kitchen, Shower Room, UPVC double glazing, Gas fired central heating, Garage in Block, remainder of 999 year lease, share of Freehold.



COMMUNAL ENTRANCE

Staircase providing access to first floor, composite front door providing access into:

ENTRANCE HALL

Hatch to loft area, smoke detector, two ceiling light points, double panelled radiator, cupboard housing electric consumer unit and meter. Coats cupboard with shelving.

LOUNGE/DINER (17' 9" X 10' 10") OR (5.42M X 3.31M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, double panelled radiator, power points, TV aerial point, electric fire set into a surround, hearth and mantel.

KITCHEN (12' 6" X 8' 10") OR (3.80M X 2.69M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Recess for full height fridge/freezer, washing machine, tumble dryer and dishwasher. Fitted electric double oven, five ring gas hob with glass splash back. Eye level storage cupboards, Remeha gas fired boiler. Ceiling light, power points.

BEDROOM 1 (13' 0" X 9' 8") OR (3.97M X 2.94M)

Aspect to the front elevation through UPVC double panelled radiator, power points, fitted double wardrobe with sliding doors, hanging rail and shelf.

BEDROOM 2 (11' 10" X 9' 11") OR (3.61M X 3.01M)

Aspect to the rear elevation through UPVC double glazed window. Double panelled radiator, ceiling light, range of power points.

SHOWER ROOM (9' 8" X 4' 10") OR (2.95M X 1.48M)

Obscure UPVC double glazed window to rear. Ceiling light, thermostatically controlled shower unit, large glazed shower screen, low level WC, wash hand basin with monobloc mixer tap, storage cupboard beneath and mirror fronted medicine cabinet over. Heated towel rail.

OUTSIDE

The block is positioned on a well maintained plot being mostly laid to lawn with off road parking and garages to rear.

GARAGE

Up and over door and communal bin store.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the property has the benefit of share of freehold and there is 998 years remaining on the current lease. The maintenance is £1,306.08 per annum.

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.

PLEASE NOTE

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 C



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 656 sq.ft. (61.0 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk