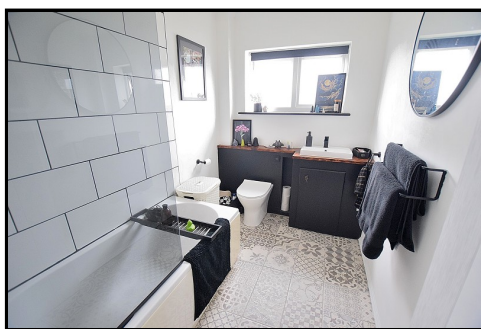




11 Stirling Court Stirling Close, New Milton, Hampshire. BH25 6AT

Guide Price £219,950



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

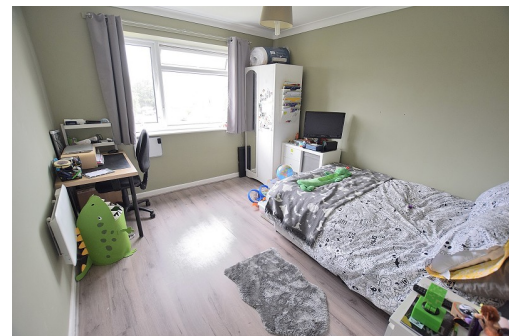




11 Stirling Court Stirling Close, New Milton, Hampshire. BH25 6AT

Guide Price £219,950

A well presented two bedroom top floor flat providing far reaching elevated views over to the Isle of Wight. Features of the property include Entrance Hall, Lounge/Dining Room, Kitchen, modern Bathroom, UPVC double glazing, Balcony, Garage in nearby block, **Lease 132 years remaining.**



COMMUNAL ENTRANCE DOOR

Staircase leading to second floor landing. Personal door providing access to:

ENTRANCE HALL (13' 6" X 8' 6") OR (4.12M X 2.59M)

Smooth finished ceiling, ceiling light, power points, wall mounted electric heater, double opening airing cupboard with lagged hot water cylinder and fitted immersion heater with additional cupboard to side with electric meter and consumer unit.

SITTING ROOM/DINING ROOM (12' 2" X 17' 3") OR (3.70M X 5.26M)

Ceiling light, wall mounted electric heater, electric fire and connections for wall hung television. Aspect to the front elevation through UPVC double glazed window with matching door to side providing access onto Balcony. Power points.

KITCHEN (13' 3" X 8' 7") OR (4.04M X 2.61M)

Aspect onto the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, single bowl, single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for upright fridge/freezer, electric cooker, washing machine and dishwasher. Eye level storage cupboards, power points.

BEDROOM 1 (13' 3" X 10' 9") OR (4.04M X 3.28M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, Ceiling light, wall mounted electric heater. Fitted wardrobe comprising large double unit with mirror fronted sliding doors, hanging rails and shelf. Power points.

BEDROOM 2 (13' 1" X 9' 10") OR (4.00M X 3.00M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, wall mounted electric heater.

BATHROOM (8' 11" X 8' 6") OR (2.73M X 2.60M)

Modern bathroom, obscure UPVC double glazed window to rear, ceiling light, panelled bath unit with shower screen, wall mounted Triton shower unit and monobloc mixer tap. Low level WC with concealed cistern and wash hand basin with monobloc mixer tap and storage cupboards beneath. Part tiled wall surrounds.

OUTSIDE

A pathway provides access to communal door with the remainder of the grounds being mostly laid to lawn and being maintained. The property benefits from a balcony providing far reaching roof top views and glass balustrade.

GARAGE IN BLOCK

Garage located in a nearby block with up and over door.

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 into Ashley Road and take the 6th turning left into Warwick Avenue then Stirling Close is second turning left.

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 informs us that there is 132 years remaining on the lease and the maintenance and ground rent is £300.00 per quarter.

COUNCIL TAX

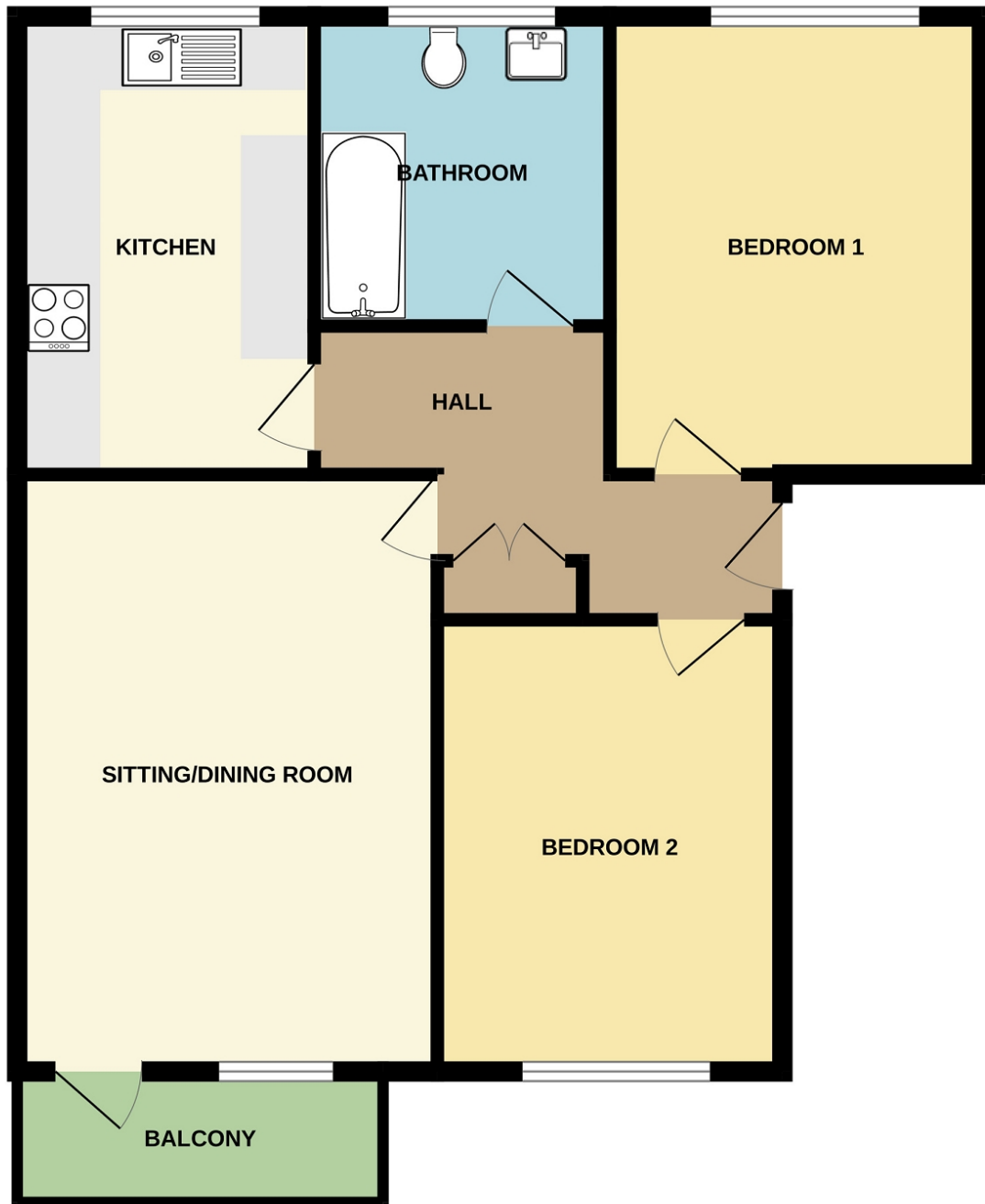
The council tax for this property is band B

EPC RATING

The EPC rating for this property is F31



TOP FLOOR
750 sq.ft. (69.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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