



20 Bramshaw Way, New Milton, Hampshire. BH25 7ST

£289,950



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





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A recently refurbished two bedroom maisonette set over two floors and enjoying a level walk to Barton on Sea cliff top. Features of the property include modern kitchen and shower room, sitting room, utility/cloakroom, garage in nearby block, attractive garden.



COMMUNAL ENTRANCE DOOR

Staircase leading to first floor landing. Personal door providing access to Entrance Hall and staircase to second floor landing. Smooth finished ceiling, recessed lighting, wall mounted modern electric heater, power points, under stairs storage cupboard with power points, telephone connection and additional cloaks cupboard.

CLOAKROOM/UTILITY ROOM (7' 8" X 5' 1") OR (2.33M X 1.55M)

Smooth finished ceiling, recessed lighting, low level WC with concealed cistern, recessed stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall. Part tiled wall surrounds, recess for washing machine, storage cupboards, eye level storage cupboard, extractor fan, display shelving.

LOUNGE/DINER (13' 5" X 11' 6") OR (4.10M X 3.50M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, wall mounted modern electric heater, power points, USB connections. Openway through to:

KITCHEN (13' 11" X 5' 10") OR (4.25M X 1.79M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, single bowl single drainer polycarbonate sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Recess for dishwasher, range of cupboards and drawers beneath. Stainless steel electric oven with four ring induction hob and extractor fan over. Integrated fridge and freezer unit. Large larder cupboard, part tiled wall surrounds, modern electric heater.

BEDROOM 2 (10' 2" X 7' 8") OR (3.09M X 2.34M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, power points, modern wall mounted electric heater with recessed office desk with display shelving over. Double wardrobe set into recess.

2ND FLOOR LANDING

Hatch to loft area, smooth finished ceiling, recessed lights, airing cupboard housing hot water cylinder and slatted shelving surrounding.

BEDROOM 1 (13' 8" X 10' 11") OR (4.16M X 3.34M)

Aspect over the rear elevation through large Velux windows. Smooth finished ceiling, ceiling light, power points with USB connections. Large eaves storage cupboard with light and access to additional storage area. Fitted wardrobes comprising one double and one single unit with a central door providing access to additional eaves storage with light and additional access to eaves storage.

SHOWER ROOM

Large recessed shower with folding glazed door and tiled wall surrounds. Smooth finished ceiling, recessed lighting, extractor fan, heated towel rail, wash hand basin with monobloc mixer tap, tiled splash backs and storage cupboards beneath, low level WC and concealed cistern to side. Tiled flooring.

GARAGE

The development benefits from numerous parking spaces and a driveway provides access to garage in a block.

REAR GARDEN

Gate provides access to enclosed rear garden with lawned area and raised patio area with wooden bar to one corner.

LEASEHOLD & MAINTENANCE FEES

The Vendor informs us that there is a charge per year for the contribution towards insurance (£308.84) for the flat and the garage. The length of the lease is approximately 118 year remaining. Ground rent is £175 per annum. Maintenance is carried out as and when required.

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 proceed to the A337 Christchurch Road turning right and continue until reaching Western Avenue on the left. Turn into Western Avenue and take the second turning right into Ellingham Road then second right into Bramshaw Way.

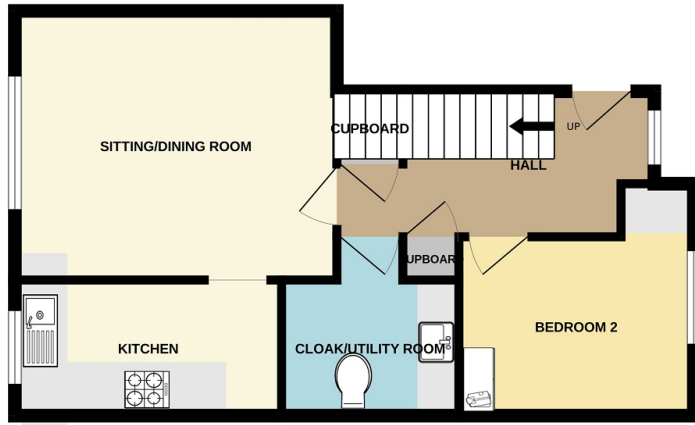
PLEASE NOTE

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.

EPC RATING

The EPC rating for this property is D66





ROSS NICHOLAS & COMPANY 01425 625500

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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