



32 Rothbury Park, New Milton, Hampshire. BH25 6TR

Guide Price £214,950



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





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A two bedroom top floor flat located in a highly sought after location within a level walk of New Milton town centre. Features of the property include communal security entrance with hall and stairs providing access to second floor. Extended Lease, Vacant Possession & Sole Agents.



ENTRANCE HALL

Skiylight, two ceiling light points, double panelled radiator, power point, double coats cupboard with hanging rail and shelf also electric consumer unit. Additional double airing cupboard with electric heater and slatted shelving with storage cupboard to side.

SITTING ROOM (20' 10" X 11' 9") OR (6.36M X 3.57M)

Aspect to the rear elevation through UPVC double glazed windows and additional light being created via a double glazed Velux window. Two ceiling light points, power points, two panelled radiators, wall mounted electric fire.

KITCHEN BREAKFAST ROOM (11' 5" X 9' 11") OR (3.49M X 3.01M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, single bowl, single drainer stainless steel sink unit set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted electric cooker, recess for washing machine, power points, part tiled wall surrounds, recess for fridge/freezer, eye level storage cupboards, cupboard with shelving and wall mounted modern Bosch gas fired boiler.

BEDROOM 1 (13' 11" X 11' 10") OR (4.23M X 3.61M)

Aspect to the rear elevation through UPVC double glazed window. Double panelled radiator, power points, recessed double wardrobe with folding doors, hanging rails and shelf.

BEDROOM 2 (9' 8" X 7' 8") OR (2.94M X 2.33M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed double wardrobe with folding doors, hanging rail and shelf.

BATHROOM (7' 5" X 5' 7") OR (2.25M X 1.70M)

Double glazed Velux window to front elevation, ceiling light, part tiled wall surrounds, low level WC, wall mounted wash hand basin, panelled bath unit with monobloc mixer tap and shower attachment. Panelled radiator. Mirror, light and shaver point.

OUTSIDE

The block is situated on a good sized maintained plot with gardens which are mainly laid to lawn with a selection of shrub and flower beds. The property benefits from:

GARAGE

Situated in nearby block with up and over door.

LEASEHOLD & MAINTENANCE FEES

The vendors have confirmed there will be an extended lease upon completion. The maintenance fee is £750.00 per 6 months.

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 continue across the traffic lights into Ashley Road and take the third turning right into Cope Road follow the road until reaching Inglewood Drive on the left then first turning left into Rothbury Park.

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.

TENURE

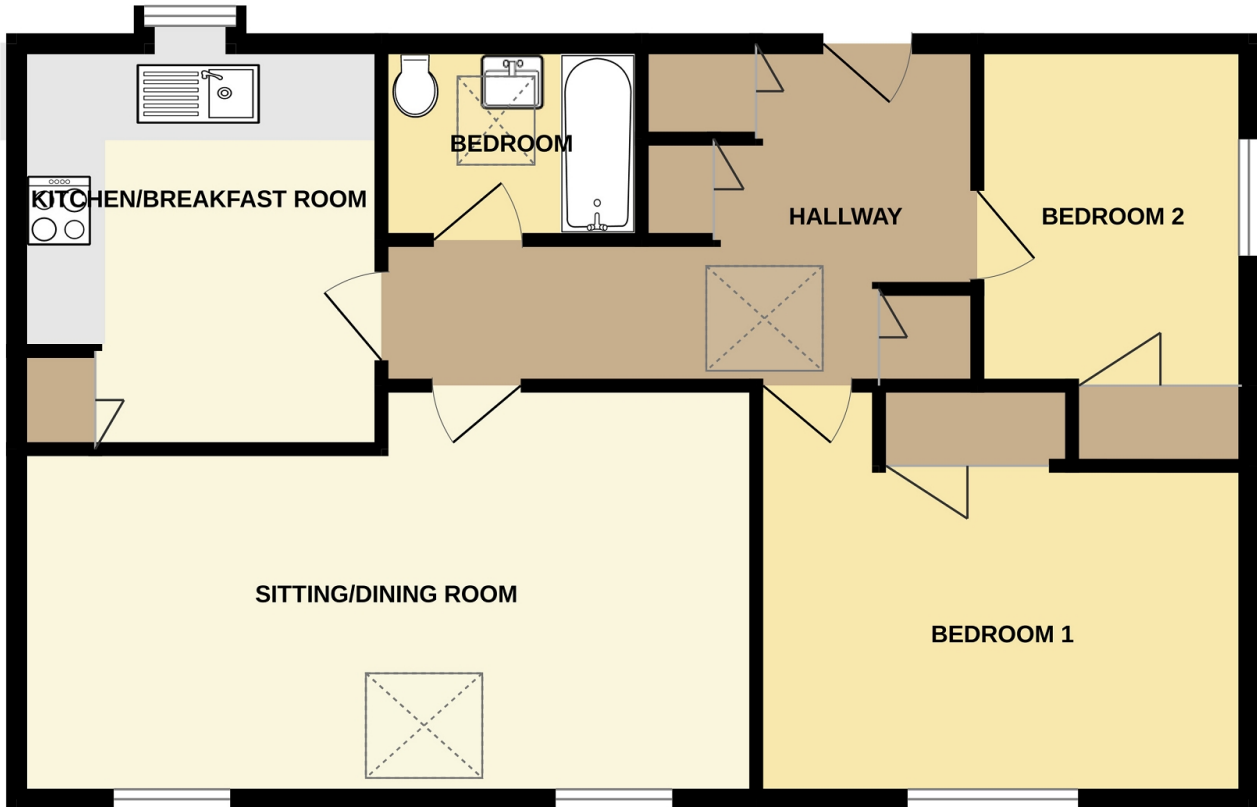
The resale tenure for this property is Share of Freehold

COUNCIL TAX

The council tax for this property is band C



742 sq.ft. (69.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 742 sq.ft. (69.0 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 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.