



5 Cygnet House Lake View Manor, Lake Grove Road, New Milton, BH25 5NX

£299,950



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





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A two bedroom semi-detached property situated in a unique setting behind wrought iron electronically operated security gates within walking distance of New Milton town centre and mainline railway links.



ENTRANCE HALL

Smooth finished ceiling with ornate coving, ceiling light point, panelled radiator with independent thermostat, power points, telephone point, balustrade staircase to first floor landing, smoke detector, entry phone, alarm panel. Door provides access to under stairs storage cupboard with power and multi-paned glazed door provides access to:

SITTING ROOM/DINING ROOM (18' 3" X 15' 5") OR (5.56M X 4.70M)

Smooth finished ceiling with ornate coving, two ceiling light points. 'L' shaped room benefiting from South aspect overlooking private rear garden by double glazed window and double opening French doors, power points and TV aerial point, satellite connection point, telephone point, double panelled radiator with independent thermostat.

KITCHEN (8' 4" X 7' 9") OR (2.53M X 2.36M)

Coved and smooth finished ceiling, Halogen downlighters, double glazed window overlooking front aspect, one and a half bowl sink unit with single drainer, swan necked mixer taps, quality range of fitted work top surfaces with wood trims with limed Oak floor standing and eye level kitchen units with a range of cupboards and nest of drawers, fitted four ring gas hob with concealed extractor above, eye level Neff digital oven, concealed wall mounted Glow Worm combination gas fired central heating boiler supplying hot water. Under pelmet lighting, tiled splash backs with occasional floral motif, cooker panel point, fitted and concealed washer/drier, concealed dishwasher, TV aerial point, power points.

CLOAKROOM

Low level WC, opaque double glazed window facing side aspect, wall mounted wash hand basin with tiled splash back, radiator, ceiling light point and coving.

LANDING

Coved and smooth finished ceiling, ceiling light point, smoke detector, double glazed window facing side aspect, pull-down loft ladder provides access loft storage area, power point and door provides access to:

BEDROOM 1 (15' 5" X 11' 3") OR (4.70M X 3.43M)

Coved and smooth finished ceiling, double glazed South facing window overlooking rear garden aspect with views towards the Water Tower. Single panelled radiator with independent thermostat, power points, TV aerial point, fitted wardrobes, two with mirror fronted doors with hanging space and shelving within. Door provides access to linen cupboard with range of slatted shelving.

EN SUITE SHOWER ROOM

Tiled to full height, coved ceiling with Halogen downlighters, low level WC, pedestal wash hand basin with pop-up waste, mixer taps, corner shower cubicle with fitted shower unit, ceiling extractor, single panelled radiator.

BEDROOM 2 (10' 0" X 9' 10") OR (3.05M X 3.00M)

Coved and smooth finished ceiling, double glazed window facing northerly aspect with views towards Ballards Lake. Power points, ceiling light point, floor to ceiling height triple opening wardrobes with hanging space and shelving within.

BATHROOM

Panelled enclosed bath with twin hand grips with mixer taps and shower attachment, low level WC and pedestal wash hand basin, Velux window to front aspect, single panelled radiator, tiling to full height, ceiling extractor.

REAR GARDEN

Courtyard rear garden enclosed by panelled fencing and accessed by lockable panelled gate. The rear garden benefits from a South aspect and is designed for low maintenance, outside water tap.

OUTSIDE

The developments is approached by double opening electric gates which provide access to the block paved courtyard and the allocated car port. Access to outside communal bin store, visitors parking and foot path provides access to the property.

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 turn left at the traffic lights into Station Road. Continue over the railway bridge and take the second turning left into Lake Grove Road where Cygnet House will be found on the left.

MAINTENANCE

Maintenance/service charges are paid half yearly at £375. This is for the upkeep of the development.

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

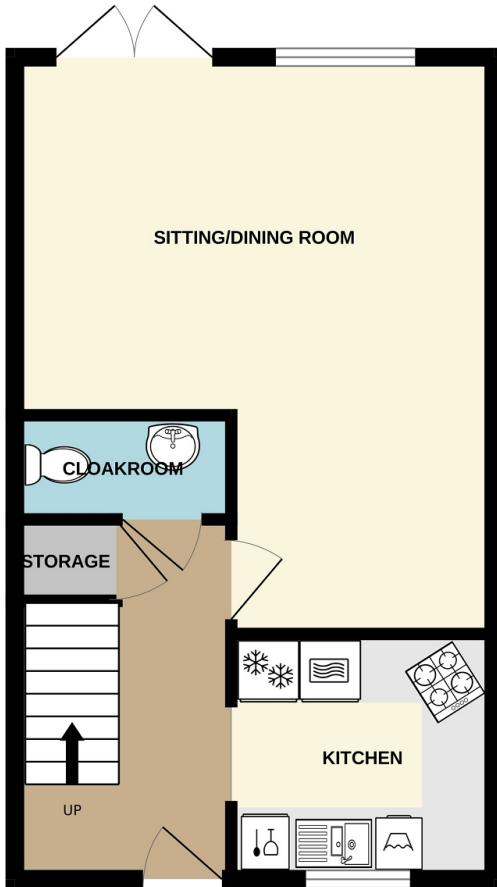
The resale tenure for this property is Freehold

EPC RATING

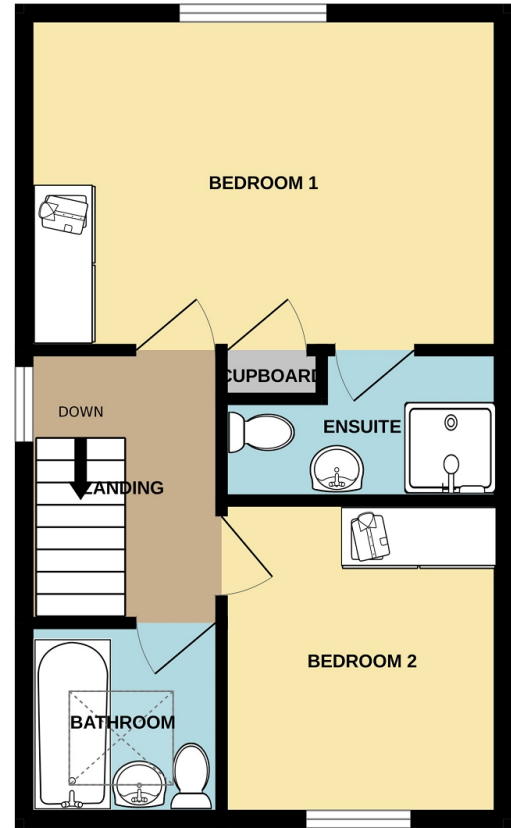
The EPC rating for this property is D67



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA: 778 sq.ft. (72.2 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.