



9 Forest Court Ashley Road, New Milton, Hampshire. BH25 6BJ

Guide Price £199,950



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





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EXTENDED LEASE. A very well presented two bedroom top floor flat located conveniently within a short walk of New Milton town centre. Features of the property include Entrance Hall, Sitting/Dining Room, Kitchen, Bathroom, UPVC double glazing, Garage in nearby block, Sun Balcony.



COMMUNAL ENTRANCE

Staircase to second floor. Personal door providing access to:

ENTRANCE HALL

Ceiling light, smoke detector, hatch to loft area, power points, telephone point, broom cupboard housing modern consumer unit and meter.

SITTING ROOM/DINING ROOM (16' 3" X 12' 4") OR (4.95M X 3.76M)

Bright and airy room with aspects to both front and side elevations through UPVC double glazed window. Wall mounted modern electric heater, TV aerial point, power points. Obscure double glazed door providing access onto SUN BALCONY.

KITCHEN (10' 6" X 5' 11") OR (3.19M X 1.80M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, smoke detector, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along three walls with range of base drawers and cupboards beneath. Fitted Hotpoint stainless steel double oven, four ring electric hob with extractor fan over, fitted washing machine and recess for full height fridge/freezer, part tiled wall surrounds, eye level storage cupboards.

BEDROOM 1 (14' 0" X 8' 11") OR (4.26M X 2.72M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, wall mounted modern electric heater, power points, wall hung wash hand basin with monobloc mixer tap and tiled splash back, two double wardrobe units with hanging rails and additional storage over.

BEDROOM 2 (13' 8" X 6' 9") OR (4.16M X 2.05M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, modern wall hung electric heater, recessed double wardrobe with storage over, power points.

BATHROOM (10' 6" X 6' 6") OR (3.19M X 1.97M)

Obscure UPVC double glazed window to side, ceiling light, 'P' shaped bath unit with curved shower screen. Monobloc mixer tap and thermostatically controlled shower unit, low level WC with concealed cistern with matching wash hand basin to side with monobloc mixer tap. Storage beneath, part tiled wall surrounds, airing cupboard housing large high pressure water cylinder with slatted shelving surrounding.

OUTSIDE

The flat benefits from a private sun balcony which is covered and has a balustrade and views over communal grounds.

GARAGE

Located in 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 continue across the traffic lights into Ashley Road and take the third turning right into Copse Road where Forest Court will be found.

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.

LEASEHOLD & MAINTENANCE FEES

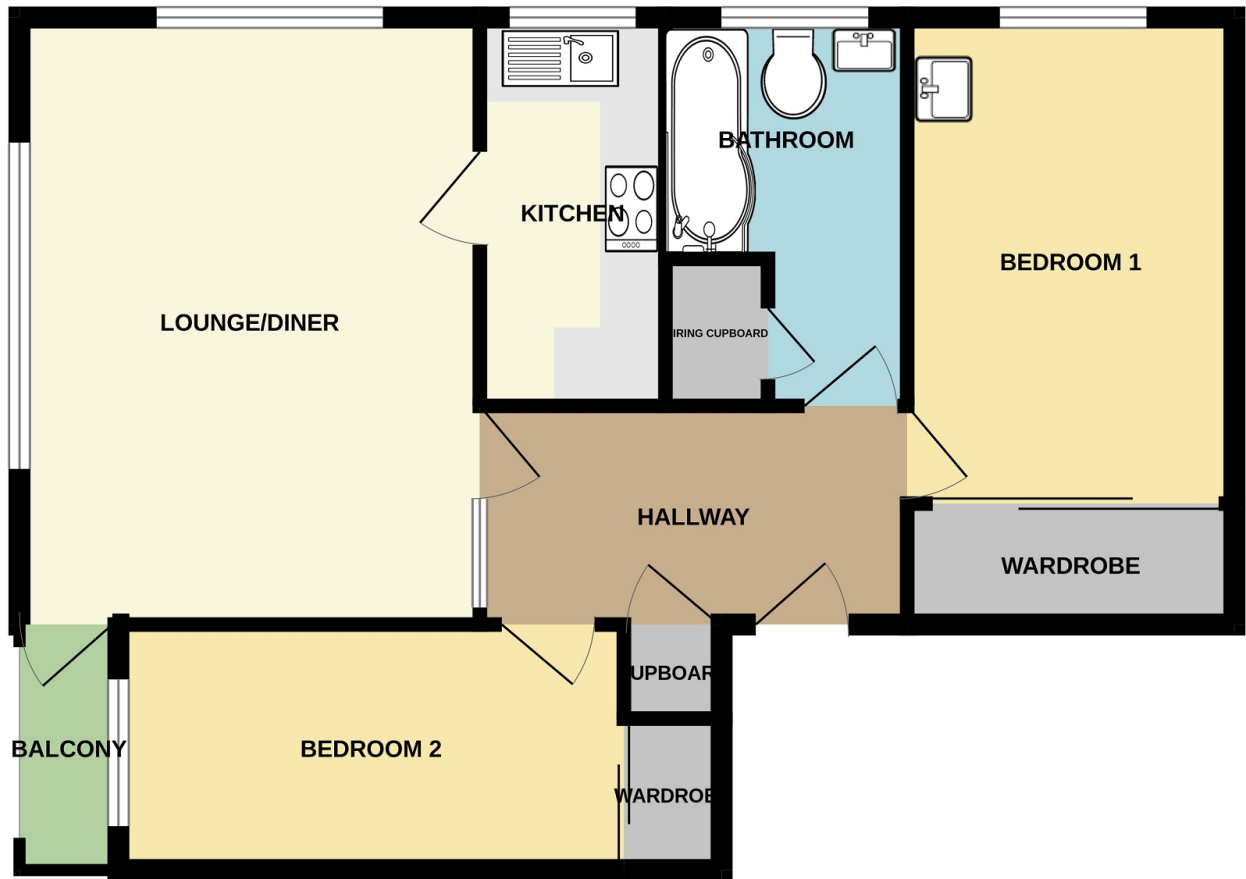
Land Registry confirms that the lease runs from 1st October 1961 to 1st October 2150 Lease Term Remaining BETA 126 years. The owner is confirms the maintenance costs last year was £1,448.83 for the year and no ground rent payable.

COUNCIL TAX

The council tax for this property is band B



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 639 sq.ft. (59.4 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.