



Flat 22 Homegrange Shingle Bank Drive, Milford On Sea. SO41 0WR

£154,950



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

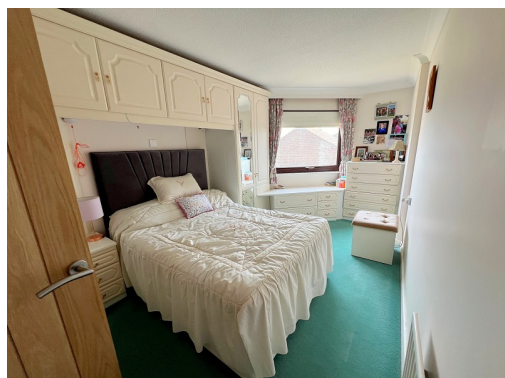




Flat 22 Homegrange Shingle Bank Drive, Milford On Sea, Lymington, Hampshire. SO41 0WR

£154,950

A unique opportunity to purchase a well presented one bedroom retirement flat enjoying stunning views across to the Isle of Wight. Features of the property include security entrance, communal hall, personal door to entrance hall, lounge/dining room, kitchen, bedroom, shower room, gas fired central heating, UPVC double glazing, communal laundry room, lounge and guest suite.



COMMUNAL ENTRANCE DOOR

Providing access to communal hall, lift and stairs to first floor, personal door providing access to:

ENTRANCE HALL

Ceiling light, smoke detector, panelled radiator, broom cupboard housing hot water cylinder with immersion, consumer unit, electric meter, shelving.

LOUNGE/DINER (18' 8" X 10' 3") OR (5.69M X 3.13M)

Two UPVC double glazed windows providing distant sea views across to the Isle of Wight. Wall light points, panelled radiator, power points, TV aerial point, wall hung electric fire, thermostat for central heating. Cupboard housing gas fired boiler.

KITCHEN (8' 1" X 6' 9") OR (2.47M X 2.06M)

Aspect to the side elevation providing views across to Swanage. One and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of drawers and cupboards beneath. Recess for electric cooker and full height fridge/freezer, eye level storage cupboards, range of power points.

BEDROOM (16' 6" X 8' 10") OR (5.02M X 2.69M)

Views across to the Isle of Wight through UPVC double glazed windows, panelled radiator, power points, range of fitted bedroom furniture incorporating three double wardrobes with hanging rails and shelving. Bed recess, bedside cabinet and storage cupboards over, additional drawers to side.

SHOWER ROOM (6' 9" X 6' 1") OR (2.06M X 1.85M)

Fully tiled wall surrounds, wall light, large corner shower cubicle with Mira shower, sliding glazed screens, low level WC with concealed cistern set into a unit extending along the wall with storage cupboards beneath, wash hand basin with monobloc mixer tap, storage cupboards beneath, extractor fan.

OUTSIDE

The development has the benefit of a communal Sitting Room, Laundry Room and Guest Suite and is located within a short walk of Milford village centre.

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 junction with Lymington Road A337 and follow the signs for Milton on Sea. On reaching Milford Shingle Bank Drive will be found a turning off the High Street B3058.

LEASEHOLD & MAINTENANCE FEES

The land registry states that the lease was 159 years from 1 September 1978. The owner states that the maintenance is £369.68 per month and the ground rent is £165.00 per annum.

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.

COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is C78

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 523 sq.ft. (48.6 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.
Made with Metropix ©2024

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk