



**3 Conway Court Stirling Close, New Milton, Hampshire. BH25 6AR**

**Guide Price £200,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500







## **3 Conway Court Stirling Close, New Milton, Hampshire. BH25 6AR**

**Guide Price £200,000**

A top floor two bedroom flat with a long lease located within a short distance of New Milton Town Centre. Recently re-fitted kitchen, Sitting Room and Balcony, Bathroom, Garage, off road parking and communal grounds.



COMMUNAL ENTRANCE DOOR

Communal ground floor entrance provides access to communal corridor and two flights of stairs to second floor landing, each landing provides access to three flats with communal lighting, smoke alarms, double glazing flooding the area with natural light and the corridors benefit from recently fitted carpet. Main front door with spyhole, letter box and Chubb locks and Yale lock provides access to:

ENTRANCE HALL (9' 5" X 6' 2") OR (2.86M X 1.89M)

Smooth finished ceiling, ceiling light, wall mounted digital heater, cupboard provides access to electric meter which houses modern style consumer unit, door provides access to airing cupboard with lagged hot water cylinder with slatted shelving beneath and power point to main hallway. Telephone point and door provides access to:

SITTING ROOM/DINING ROOM (14' 4" X 11' 5") OR (4.38M X 3.49M)

Ceiling light point, dual aspect room providing stunning views over neighbouring gardens and beyond, UPVC double glazed door provides access to Balcony, TV aerial point, numerous power points, wall mounted electric heater with digital thermostat and digital programmer, Sky connection point.

KITCHEN (13' 2" X 8' 3") OR (4.02M X 2.52M)

Smooth finished ceiling, ceiling lights, UPVC double glazed window facing a South/Westerly aspect. Kitchen has recently been installed and benefits from matt white fronted units with wood grain effect work surfaces with breakfast bar, space for automatic washing machine and tumble dryer. Space and plumbing for dishwasher. Floor standing full width cooker with four ring ceramic hob with grill and oven beneath. Space for upright fridge/freezer, broom cupboard designed for ironing board. Nest of four storage drawers, under unit LED lighting, wood laminate effect flooring. One and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Power points, tiled splash back.

BEDROOM 1 (13' 5" X 11' 1") OR (4.09M X 3.37M)

Ceiling light point, UPVC double glazed window with views facing East. Comprehensive range of fitted wardrobes to one wall with recess to one side. Wall mounted electric digital radiator with thermostat and programmer, power points.

BEDROOM 2 (10' 0" X 10' 4") OR (3.06M X 3.16M)

Smooth finished ceiling with ceiling light point. UPVC double glazed window facing a South/Westerly aspect. Power points, wall mounted electric heater with digital thermostat, power points.

BATHROOM (10' 1" X 4' 11") OR (3.07M X 1.51M)

Modern white suite comprising panelled enclosed bath with mixer taps with separate Mira electric shower unit above with pull across shower curtain. Tiling to full height above bath area, low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath, opaque double glazed window. Vinyl cushion flooring in a wood effect finish, ceiling light.

OUTSIDE

There is parking located behind the building with additional on street parking surrounding the property. To one side of the property is a rotary clothes line drying area with screens to one side. The gardens are well kept mainly laid to lawns with flower and shrub borders.

GARAGE IN BLOCK

Garage is located in a nearby block and benefits from up and over door of brick construction under a flat felted roof.

LEASE

113 years remaining. Quarterly ground rent and maintenance charge is £300.

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 over the traffic lights into Ashley Road taking 6th turning left into Warwick Avenue then second left into Stirling Close.

PLEASE NOTE

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

COUNCIL TAX

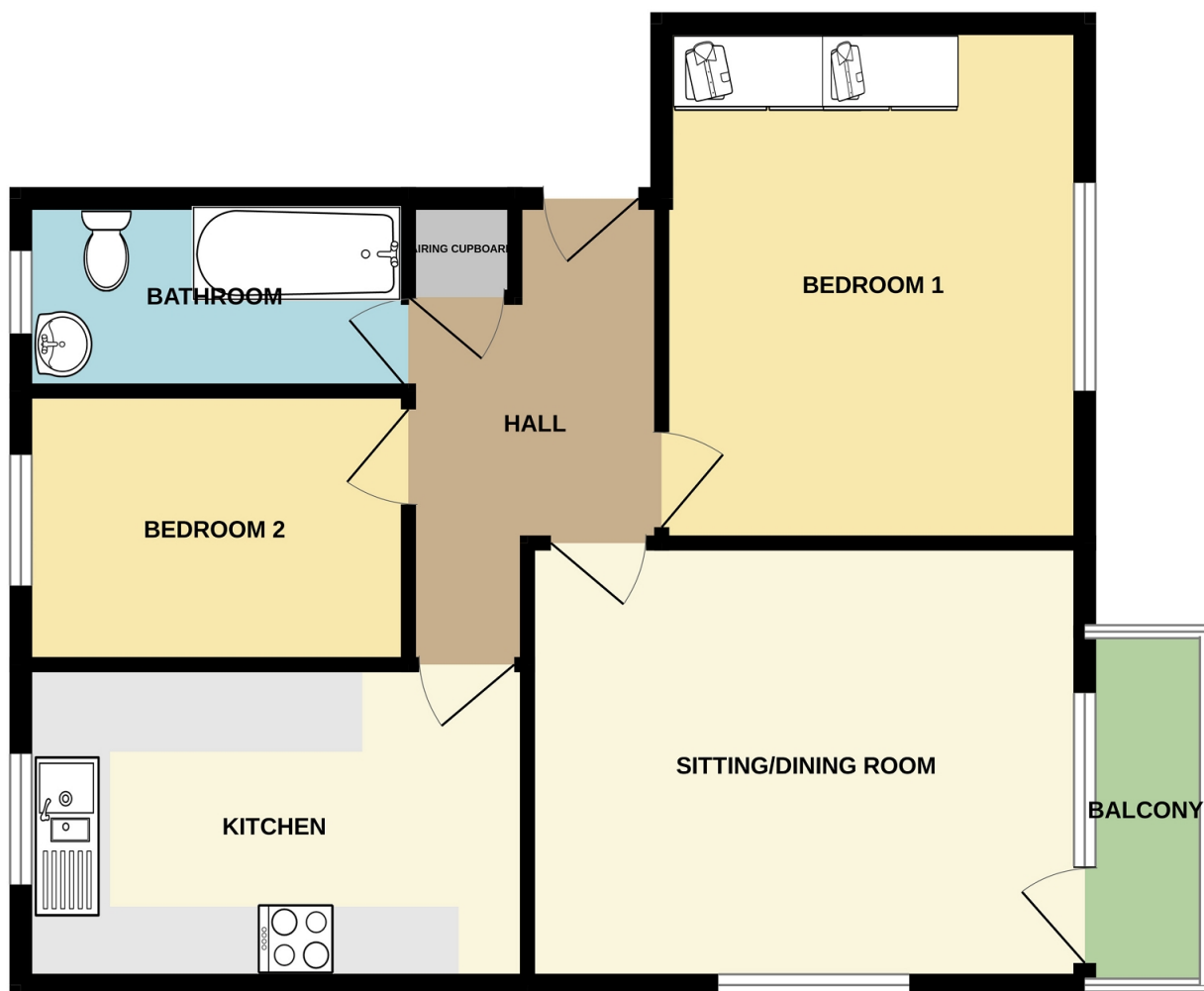
The council tax for this property is band B

EPC RATING

The EPC rating for this property is D62



## SECOND FLOOR FLAT



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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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.