



Apartment 6 The George Milton Green, New Milton. BH25 6QJ

£192,500



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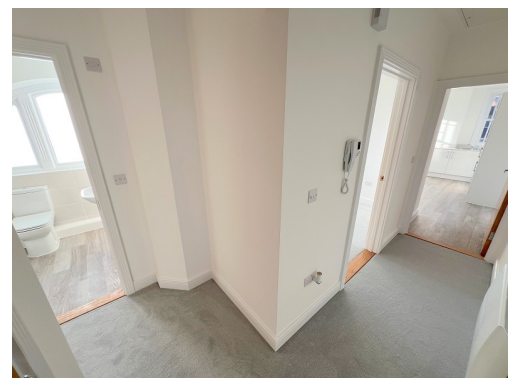




Apartment 6 The George Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QJ

£192,500

A stunning newly converted One bedroom first floor apartment set in a newly refurbished historical building and offering numerous features including entrance hall, open plan living including sitting room, dining area and kitchen, Oak doors throughout, bathroom, allocated parking, space and EV charging point.



COMMUNAL ENTRANCE HALL

Security entry system providing access to communal hall. Stairs to first floor landing and personal door leading to:

HALLWAY

Smoothed finished ceiling, recessed lighting, wall mounted electric heater and power points. Hatch to loft area and video entry phone. Cupboard housing hot water cylinder, programmer and time clock and consumer unit.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (17' 5" X 14' 2") OR (5.31M X 4.32M)

Aspects to both front and side elevations through double glazed sash style windows. Smooth finished ceilings, ceiling light and recessed lighting. Two wall mounted electric heaters, range of power points and T. V Ariel connection. Kitchen area comprises one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along two walls. Range of base drawers and cupboards, recess for full height fridge freezer, stainless steel electric oven, 4 ring electric hob with extractor fan over. Eye level storage cupboards and range of power points.

BEDROOM (10' 11" X 10' 7") OR (3.34M X 3.22M)

Aspect to the front elevation through tow double glazed sash style windows, smoothed finished ceiling, ceiling light, wall mounted electric heater, range of power points and T. V Ariel point.

BATHROOM

Feature semi circular frosted window to front, smooth finished ceiling, ceiling light, extractor fan, part tiled wall surrounds, panelled bath unit with monobloc mixer tap with shower attachment and glazed screen. Low level w.c, pedestal wash hand basin with monobloc mixer tap, heated towel rail, wall mounted mirror with light.

OUTSIDE

The property benefits from an allocated parking space and one EV charging point. There are communal bins and bike storage area.

LEASEHOLD & MAINTENANCE FEES

Pennyfarthing Homes have informed us that the flat is Share Of Freehold, with a new 999 year lease, no ground rent and the current maintenance will be £1651.38 pa including building insurance.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching Old Milton Green then turn right and the property will be found on the right.

PLEASE 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. 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

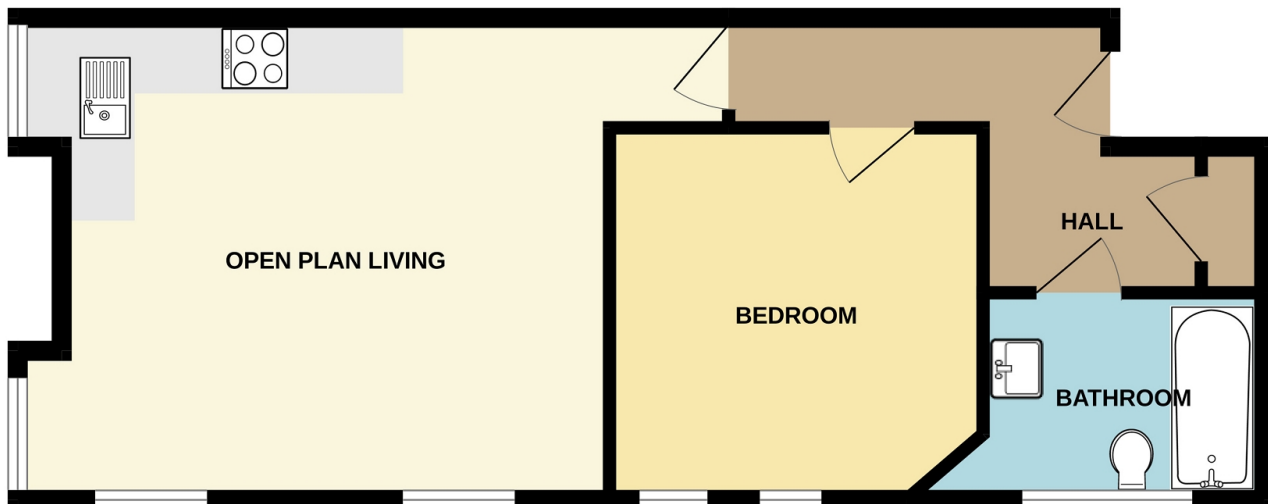
The council tax for this property is band B

EPC RATING

The EPC rating for this property is E48



FIRST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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