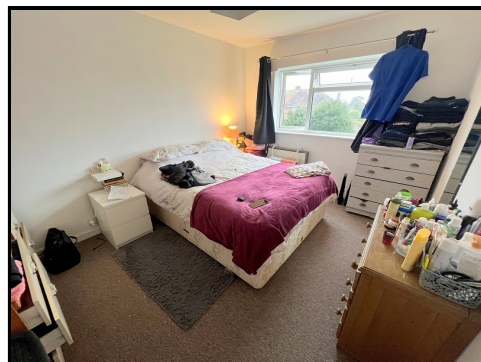




Flat 6 Stirling Court Stirling Close, New Milton, Hampshire. BH25 6AT

£189,950



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





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£189,950

A two double bedroom first floor flat located in a popular residential area and offering numerous features including Entrance Hall, Lounge/Dining Room, Kitchen, Bathroom, UPVC double glazing, Balcony, Garage in nearby block, Extended Lease, Sole Agents.



COMMUNAL ENTRANCE DOOR

giving access to staircase to first floor. Personal Oak door providing access to:

ENTRANCE HALL

Wall mounted electric heater, double airing cupboard with lagged hot water cylinder with fitted immersion heater. Additional cupboard to side housing modern consumer unit and electric meter.

LOUNGE/DINER (17' 1" X 10' 7") OR (5.20M X 3.22M)

Aspect to the front elevation through UPVC double glazed window with matching door providing access to BALCONY, ceiling light, power points, TV aerial point.

KITCHEN (8' 8" X 12' 7") OR (2.63M X 3.84M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath and breakfast bar providing seating for three. Smooth finished ceiling, part tiled wall surrounds, eye level storage cupboards, recess for full height fridge/freezer, electric cooker and washing machine.

BEDROOM 1 (12' 7" X 9' 11") OR (3.84M X 3.02M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, wall mounted electric heater.

BEDROOM 2 (11' 10" X 10' 2") OR (3.60M X 3.11M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, electric heater and power points.

BATHROOM (8' 11" X 5' 10") OR (2.71M X 1.79M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, extractor fan, wall mounted Dimplex Air heater, part tiled wall surrounds. Bath unit with wall mounted Mira Sport shower unit, low level WC, wash hand basin with storage cupboard to side.

BALCONY

Accessed via the Lounge/Dining Room with views over the front elevations.

GARAGE IN BLOCK

Garage in block.

LEASEHOLD & MAINTENANCE FEES

Land Registry indicates that there is currently 132 Years remaining on the lease. The vendor informs us that the maintenance is approximately £1,200 per annum. There is no ground rent to pay.

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 and take the first turning right into Osborne Road then 5th right into Warwick Avenue then 2nd right into Stirling Close.

PLEASE NOTE

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.

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

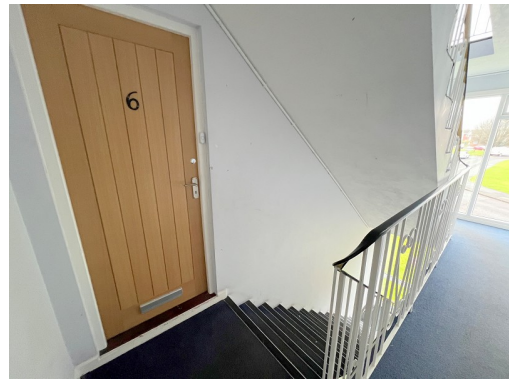
The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 806 sq.ft. (74.8 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.