



**1 Heather Lodge Whitefield Road, New Milton, Hampshire. BH25 6DF**

**Guide Price £185,000**



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







## **1 Heather Lodge Whitefield Road, New Milton, Hampshire. BH25 6DF**

**Guide Price £185,000**

A ground floor one bedroom flat located in the heart of New Milton close to shops, cafes and train station. Features of the property include patio, sitting room, kitchen, bathroom, separate w.c, garage and an extended lease.





## COMMUNAL ENTRANCE

Accessed via a secure entry phone system, personal door to the property leads into the:

## ENTRANCE HALL

Wall mounted entry phone, telephone point, power point, cupboard housing the electric consumer unit with hanging rail and shelving also, further cupboard housing the hot water cylinder and slatted shelving above, ceiling light point, double glazed window to front, door to:

## BEDROOM (16' 6" MAX X 9' 8" MAX) OR (5.02M MAX X 2.94M MAX)

Narrowing in part to 2.09m. A lovely and bright bedroom with fitted wardrobes behind double opening doors housing hanging space and shelving, ceiling light point, telephone point, double power points, double glazed door with window adjacent leads to the outside covered patio area and provides a pleasant outlook over the rear communal grounds.

## LIVING ROOM (10' 2" X 15' 0" MAX) OR (3.09M X 4.56M MAX)

Narrowing in part to 3.04m. A lovely, bright reception room with two large UPVC double glazed tilt n turn style windows opening onto the rear aspect, ceiling light points, wall mounted panelled radiator, power points, television point. Opening through to the:

## KITCHEN (10' 1" X 5' 1") OR (3.07M X 1.54M)

Set in a U-shape with base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over, inset electric hob with Belling fan assisted oven beneath and concealed filter extractor over. Space and plumbing for washing machine and space for tall standing fridge/freezer. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Ceiling strip light point and some under cupboard lighting. Wall mounted Gas fired boiler. UPVC double glazed tilt n turn window to rear. Double power points.

## BATHROOM (6' 3" X 5' 7") OR (1.90M X 1.70M)

Fitted with a two piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment over, concertina glazed screen adjacent, pedestal style wash hand basin, ceiling light point, wall light point with integrated shaver, wall mounted panelled radiator, UPVC opaque double glazed window to side, fully tiled walls.

## CLOAKROOM (6' 3" X 3' 4") OR (1.90M X 1.01M)

Low level flush WC and wall mounted wash hand basin, ceiling light point, fully tiled walls, opaque double glazed window to side.

## OUTSIDE

The property enjoys the benefit of a covered patio area adjacent to the bedroom with a courtesy wall light point and leading out onto the communal gardens.

## COMMUNAL GARDENS

The gardens are laid mainly to lawn with mature shrub and plant borders. Visitors car parking is available on a first come first served basis.

## GARAGE

A single garage with up and over door and light. Casual parking for residents and visitors is available to the rear of the buildings on a first come basis.

## LEASEHOLD & MAINTENANCE FEES

The property is held under a new 125 year lease from 2020 at a peppercorn ground rent. Maintenance is payable towards the upkeep of the communal parts of the building and the grounds and is currently approximately £1000 per annum. Insurance of the buildings is payable in addition and is currently approximately £480 per annum.

## DIRECTIONAL NOTE

From our office in New Milton proceed along Old Milton Road turning right at the mini-roundabout onto Whitefield Road. proceed along here and just after the sharp bend Heather Lodge will be found on the left hand side and the property numbered.

## 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

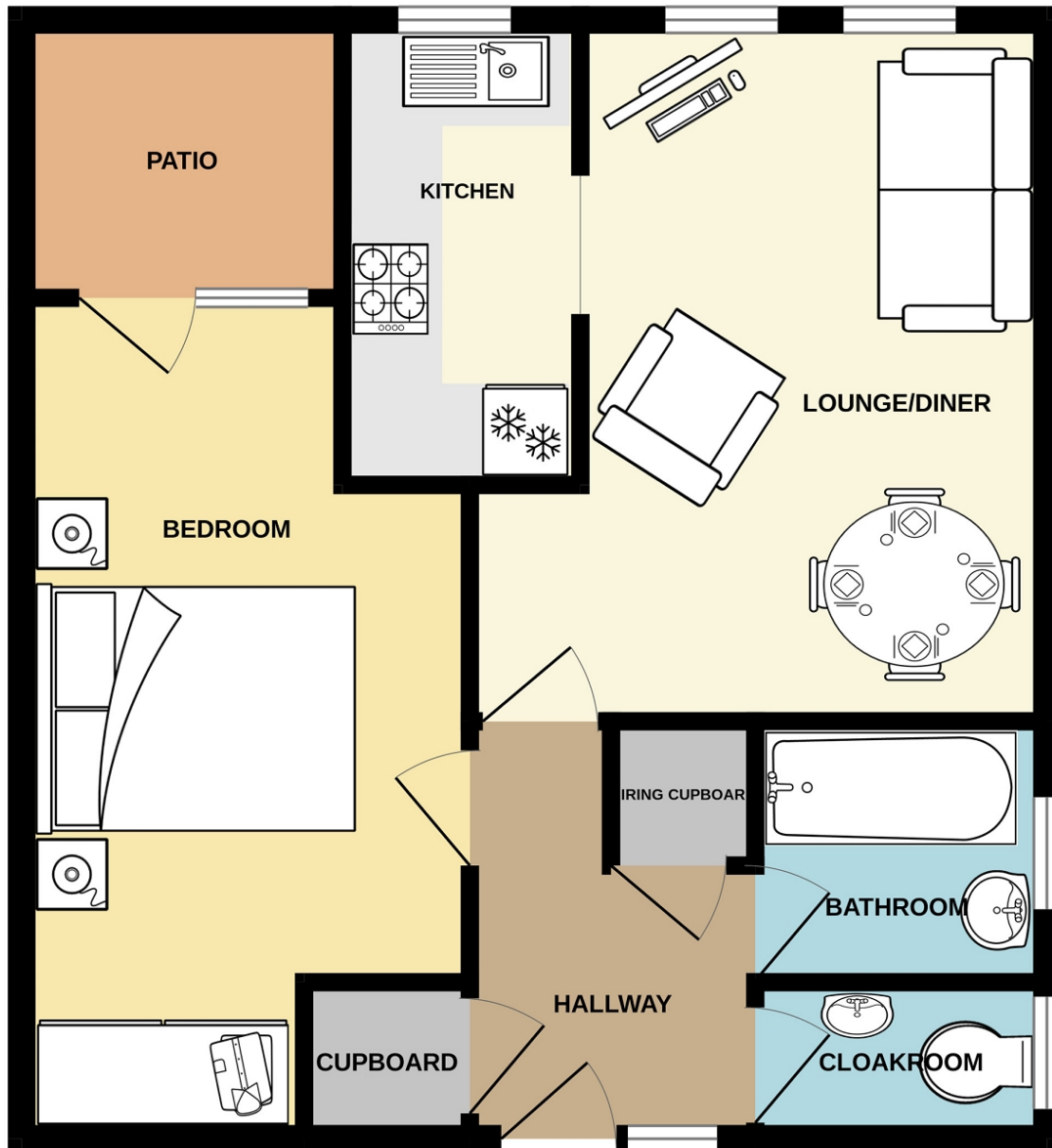
The council tax for this property is band C

## EPC RATING

The EPC rating for this property is C69



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 524 sq.ft. (48.7 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.