



**30 Homefield House Barton Court Road, New Milton, Hampshire. BH25 6NP**  
**£85,000**



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







## **30 Homefield House Barton Court Road, New Milton, Hampshire. BH25 6NP**

**£85,000**

A well presented 2nd floor apartment located in a highly sought after development for 55's and over and within the heart of New Milton town centre. Features of the property include gas fired central heating, kitchen and bathroom, communal parking, Sole Agents, Vacant possession. Extended Lease.





**ENTRANCE HALL (7' 10" X 3' 0") OR (2.39M X 0.91M)**

Accessed via main front door with letter box, spy hole and Yale lock. Hatch to loft area with smoke detector, ceiling light point, radiator with independent thermostat, power point, entry com system and 24 hour Careline system, central heating programmer and door provides access to airing cupboard. Wall light, access to safety trip consumer unit, space for general storage, coat rack and shelving.

**SITTING ROOM (15' 11" X 10' 7") OR (4.85M X 3.23M)**

Coved and textured ceiling, UPVC double glazed window looking towards High Street East facing with skirting heaters, corner cupboard provides access to gas fired central heating boiler which is a Glow Worm Mitrocom, TV aerial point, power points, two wall light points, CO detector, Drayton central heating thermostat, emergency pull cord and archway provides access to:

**KITCHEN (7' 4" X 5' 5") OR (2.24M X 1.65M)**

Ceiling light, textured ceiling, comprehensive range of eye level and floor mounted kitchen units with roll top work surfaces with stainless steel sink with single drainer and swan necked mixer tap, easy lever taps, Vinyl cushion flooring, tiled splash backs, power points, cooker panel point, space for floor mounted cooker, space for upright fridge/freezer, Manrose wall mounted extractor. Emergency pull cord.

**BEDROOM 1 (11' 11" X 8' 8") OR (3.62M X 2.63M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing the High Street (East) with views over communal garden. Radiator with independent thermostat, emergency pull cord, double opening doors provide access to built-in wardrobe, hanging rail and cupboard above.

**BATHROOM (6' 9" X 5' 6") OR (2.07M X 1.67M)**

Modern white suite with panelled enclosed bath with twin hand grips and mixer taps, wall mounted Mira electric shower above with adjustable shower attachment, pole for shower curtain, emergency pull cord. Low level WC with push button flush, wash hand basin with vanity unit beneath with easy lever taps, tiled splash backs, mirror, strip light and shaver socket above. Radiator with independent thermostat, towel rail, wall mounted extractor, fully tiled above bath area, Vinyl cushion flooring.

**OUTSIDE**

The front communal gardens are mainly laid to lawn and enclosed behind picket fencing with a paved pathway leading to the front communal entrance door. To the rear of the block there is communal parking and another door providing access into the building.

**COMMUNAL FACILITIES**

The block benefits from Communal Lounge, Kitchen and Laundry Room.

**DIRECTIONAL NOTE**

From our New Milton Office turn right at the lights and follow down Station Road. The block is located on the right on the corner of Barton Court Road.

**LEASEHOLD & MAINTENANCE FEES**

The vendor informs us that the ground rent is £400 per annum. The Service Charge £3,247. per annum. We understand The lease has been extended with 143 years remaining

**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.

**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 A

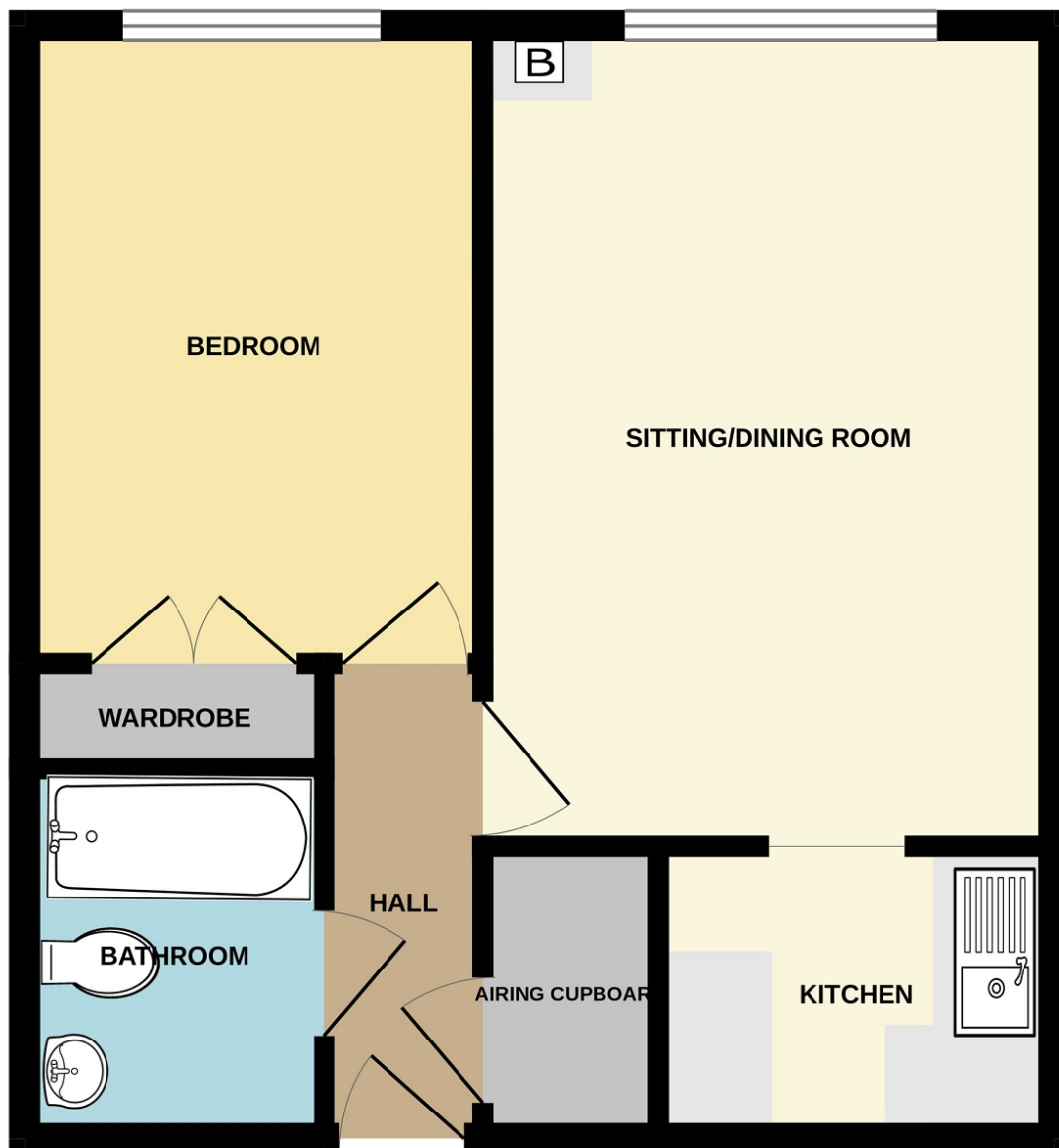
**EPC RATING**

The EPC rating for this property is D58





TOP FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



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TOTAL FLOOR AREA : 398 sq.ft. (36.9 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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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.