



Flat 14 High Marryat, Grove Road, Barton On Sea, Hampshire. BH25 7DW

£210,000



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





Flat 14 High Marryat, Grove Road, Barton On Sea. BH25 7DW

£210,000

A very well presented second floor flat enjoying far reaching views across to the Isle of Wight and offering sea glimpses. Features of the property include communal entrance, hall, sitting/dining room, modern kitchen, modern bathroom, bedroom, UPVC double glazing, loft room, short walk to cliff top and a garage in nearby block. Lease 127 years.



COMMUNAL ENTRANCE

Communal entrance with staircase to second floor. Personal door providing access to:

ENTRANCE HALL

Ceiling light, eye level storage cupboard, additional seat and storage beneath. Recessed airing cupboard with folding doors, pre-lagged hot water cylinder with fitted immersion heater. Programmer and time clock, slatted shelving surrounding. Additional storage cupboard with coat hooks and further cupboard over. Hatch to loft area with pull down ladder providing access to loft room which is partly boarded with light and insulation.

SITTING ROOM (15' 11" X 11' 2") OR (4.85M X 3.41M)

Aspect to both side and rear elevations through UPVC double glazed windows providing both far reaching views and sea glimpses. Ceiling light, power points, TV aerial point, wall light points. Wall mounted electric heater.

KITCHEN (10' 3" X 6' 10") OR (3.12M X 2.09M)

Aspect to the rear elevation through UPVC double glazed windows, smooth finished ceiling, recessed lighting. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a worktop that extends along three walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer and washing machine. Fitted electric oven with four ring induction hob to side. Eye level storage cupboards, part tiled wall surrounds, tiled walling.

BEDROOM 1 (14' 8" X 9' 11") OR (4.48M X 3.01M)

Aspect to the front elevation through UPVC double glazed windows providing far reaching views of New Milton, Milford and the Isle of Wight. Smooth finished ceiling, ceiling light, wall mounted electric heater, power points, fitted triple wardrobe unit with sliding doors one of which is mirrored. Dressing table attached, additional recessed storage.

BATHROOM (9' 5" X 4' 11") OR (2.87M X 1.51M)

Obscure UPVC double glazed window to front. Smooth finished ceiling, ceiling light, panelled bath unit with monobloc mixer tap and Mira Jump electric shower. Glazed shower screen, low level WC with concealed cistern with matching wash hand basin with monobloc mixer tap to side. Storage cupboards beneath, part tiled wall surrounds.

OUTSIDE

The block is located on a maintained area of lawn with a selection of shrub and flower beds. There are visitor parking bays, bin store and a driveway provides access to:

GARAGE

Located in a nearby block with up and over door.

MAINTENANCE

The Vendor informs us that the lease is 127 years and maintenance is £750. per half year and the Ground Rent is £40. per half year.

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 right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Proceed to the traffic lights and cross over into Barton Court Avenue and proceed until reaching Grove Road on the left where High Marryat will be found.

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. 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

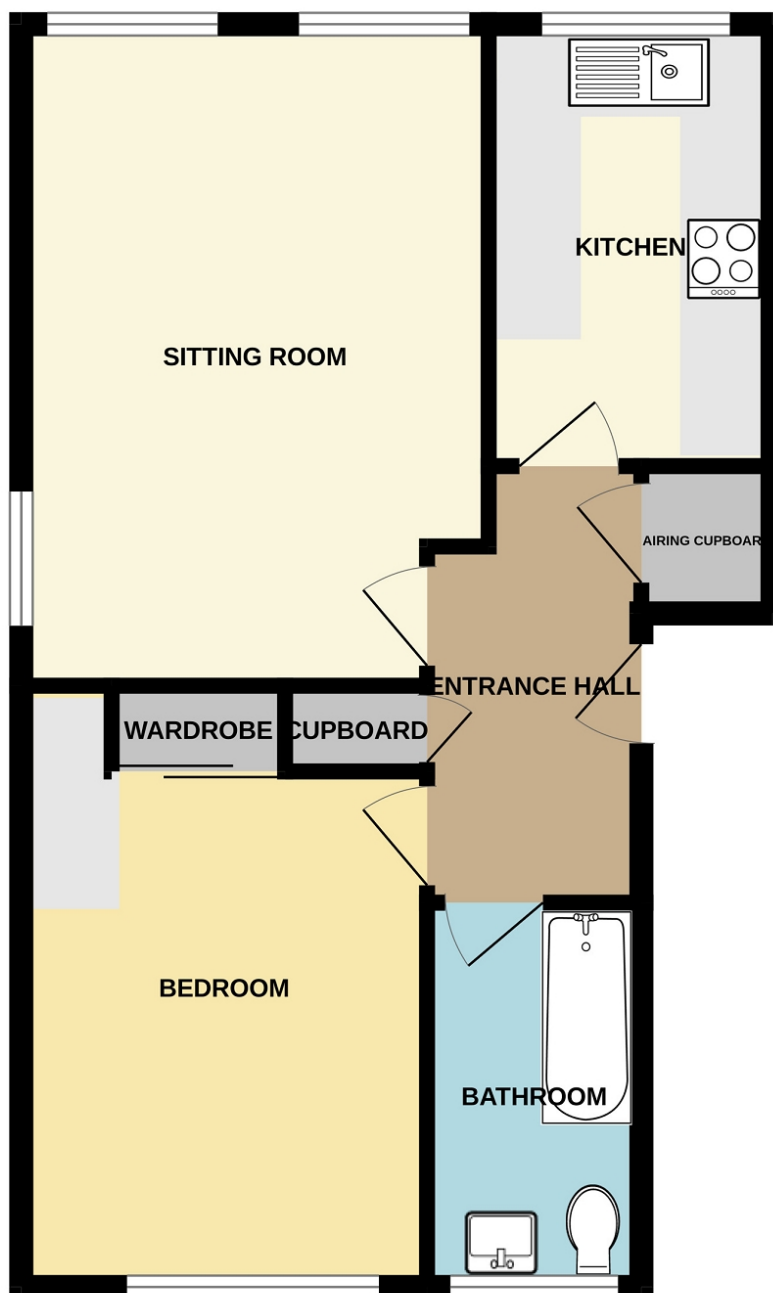
The council tax for this property is band B

EPC RATING

The EPC rating for this property is E51



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 516 sq.ft. (48.0 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.