



**6 Homemill House Station Road, New Milton, Hampshire. BH25 6HX**

**£69,950**



**Ross Nicholas & Company Limited**  
 334 Lymington Road, Highcliffe,  
 Dorset, BH23 5EY  
 01425 625 500







**6 Homemill House Station Road, New Milton, Hampshire.  
BH25 6HX**

**£69,950**

A refurbished one bedroom first floor apartment set in this popular retirement block in the heart of New Milton town centre. The property benefits from bright accommodation, modern Kitchen and Shower Room and has an extended lease of around 107 years remaining.



## COMMUNAL ENTRANCE

Located on Station Road and accessed via a Secure entry phone system. Stairs and lift rise to all floors.

## ENTRANCE HALL

Personal entrance door, ceiling light point, entry phone system with careline pull cord. Large storage cupboard with consumer unit and electric meter and light point. Doors to all rooms.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (24' 6" X 10' 7" MAX) OR (7.46M X 3.23M MAX)

Narrowing to 2.26m in the Kitchen. The Kitchen comprises a good range of modern base and wall mounted units with areas of laminate work surface over, breakfast bar style dining with space for 2/3 people. Inset four ring ceramic hob with oven beneath and concealed filter extractor over. Integrated fridge with freezer compartment. Inset stainless steel sink unit with mixer tap over and drainer adjacent. Under cupboard lighting and wall strip light point. The Living area benefits from a large Creda electric radiator with digital thermostat, two double glazed windows to the rear aspect, power points, some with USB points and a television point.

## BEDROOM (15' 5" X 8' 9") OR (4.71M X 2.67M)

A nice bright room with double glazed window to the rear, built-in wardrobe with hanging rail and shelving over. Ceiling light point, power points, wall mounted electric radiator with digital thermostat.

## SHOWER ROOM

Fitted with a modern suite comprising walk-in shower cubicle with glazed screen and chrome Bristan fittings, low level flush, concealed cistern style WC and inset wash hand basin with vanity unit beneath. Chrome ladder style towel radiator, wall light point.

## COMMUNAL FACILITIES

On the first floor there is a residents lounge used by the residents and their guests where regular events are organised by the house manager. Just off of the lounge is a delightful roof garden with seating available. There is also a Guest Suite which can be booked with the house manager for guests of the owner for a fee, usually around £35 per night.

## LEASEHOLD & MAINTENANCE FEES

We understand from the owner that the property benefits from an extended lease of around 107 years remaining. The annual maintenance charge is £4,408.44 from September 2024 until end of August 2025.

## DIRECTIONAL NOTE

From our office in Old Milton Road turn left at the traffic lights onto Station Road and proceed up the High Street towards the train station. The entrance to the development will be found signed between Brewers Decorating centre and the Pet Shop.

## 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.

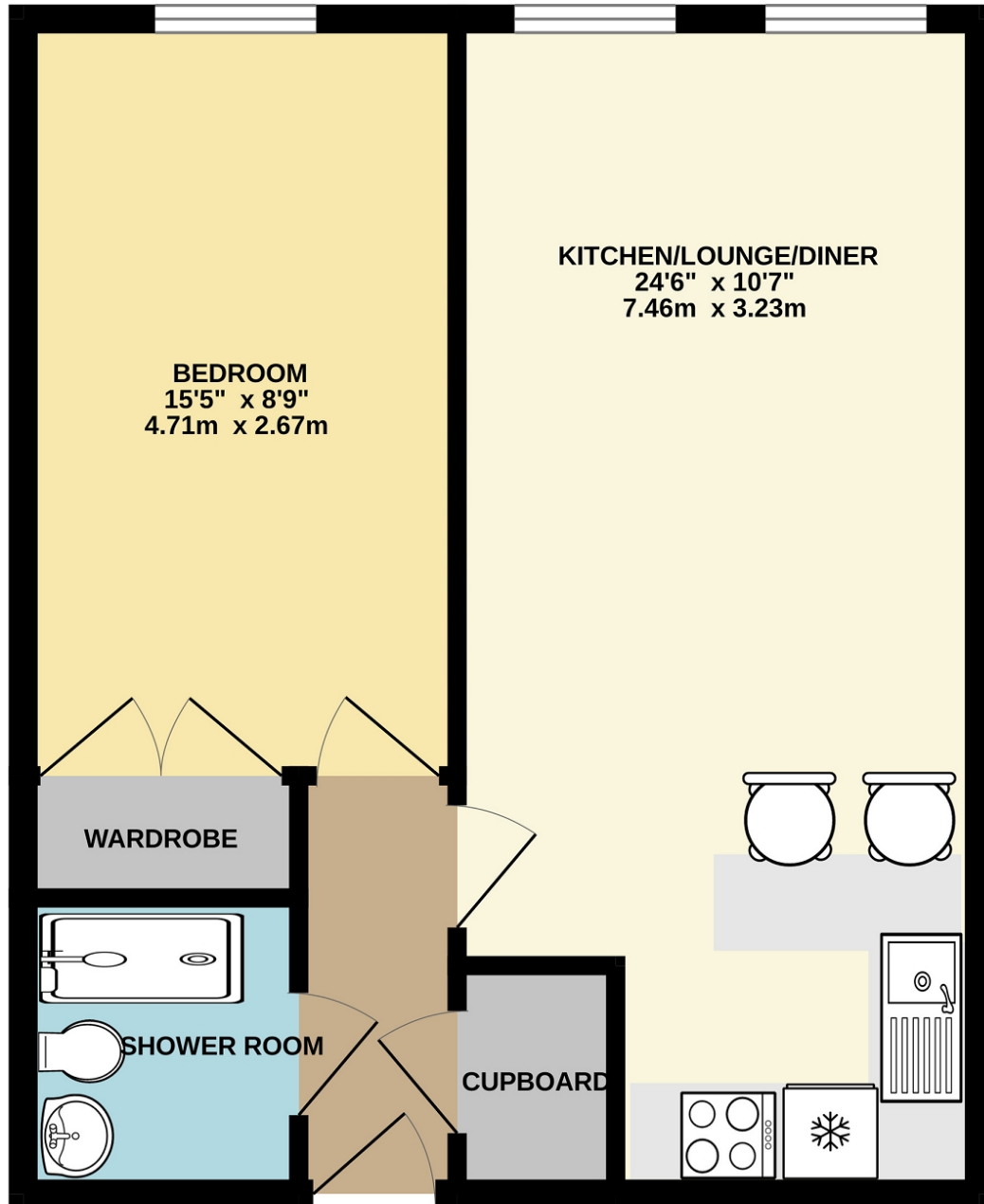
## COUNCIL TAX

The council tax for this property is band A

## EPC RATING

The EPC rating for this property is

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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