



**12 Elm Court, Old Milton Road, New Milton, Hampshire. BH25 6DY**

**£199,950**



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





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**£199,950**

A well presented two double bedroom second floor flat located within a short walk of New Milton Town Centre and enjoying views over adjacent green. Features of the property include communal security entrance, entrance hall, Sitting/Dining Room, Kitchen, Bathroom, En-Suite Shower Room, allocated parking space, extended lease, Sole Agents, Vacant possession.



**ENTRANCE**

Security Entrance door to Communal Hall, staircase to second floor, personal door providing access to:

**ENTRANCE HALL**

Hatch to loft area with pull down ladder, two ceiling light points, smoke detectors, wall hung night storage electric heater, power points, broom cupboard with modern consumer units, additional airing cupboard with high pressure water system with slatted shelving surrounding.

**SITTING ROOM/DINING ROOM (20' 4" X 15' 3") OR (6.21M X 4.66M)**

Aspect to the front elevation through two UPVC double glazed windows. Wall light, TV aerial point, power points, electric fire set into a surround, hearth and mantel. Two wall mounted night storage electric heaters.

**KITCHEN (8' 4" X 7' 2") OR (2.54M X 2.18M)**

Ceiling light, extractor fan, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Recess for washing machine and full height fridge/freezer, eye level storage cupboards. Fitted electric oven with four ring electric hob and extractor fan over. Part tiled wall surrounds, power points.

**BEDROOM 1 (12' 6" X 11' 10") OR (3.82M X 3.61M)**

Aspect to the rear elevation through UPVC double glazed window providing distant roof top views, smooth finished ceiling, wall light, wall mounted night storage electric heater, power points, double wardrobe with hanging rails and shelf.

**EN-SUITE SHOWER ROOM (8' 11" X 5' 10") OR (2.72M X 1.78M)**

Extractor fan, ceiling light, part tiled wall surrounds, low level WC, pedestal wash hand basin with monobloc mixer tap with mirror, light and shaver point over. Recessed shower cubicle with Mira Shower Unit, glazed shower screen. tiled wall surrounds.

**BEDROOM 2 (11' 10" X 7' 10") OR (3.61M X 2.39M)**

Aspect to the rear elevation through UPVC double glazed windows providing far reaching rooftop views. Wall lights, wall mounted electric heater, power points.

**BATHROOM (8' 11" X 7' 7") OR (2.72M X 2.30M)**

Ceiling light, extractor fan, part tiled wall surrounds, panelled bath unit with monobloc mixer tap, shower attachment, low level WC, wash hand basin with mirror, light and shaver point over.

**OUTSIDE**

To the rear of the block there is an allocated parking space.

**LEASEHOLD & MAINTENANCE FEES**

Land registry states that there is 165 years remaining on the lease as of 04/08/25. The vendor confirms that maintenance is £850.00 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 proceed down the road and Elm Court will be found on the left on the corner of Elm Avenue.

**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**

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. 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**

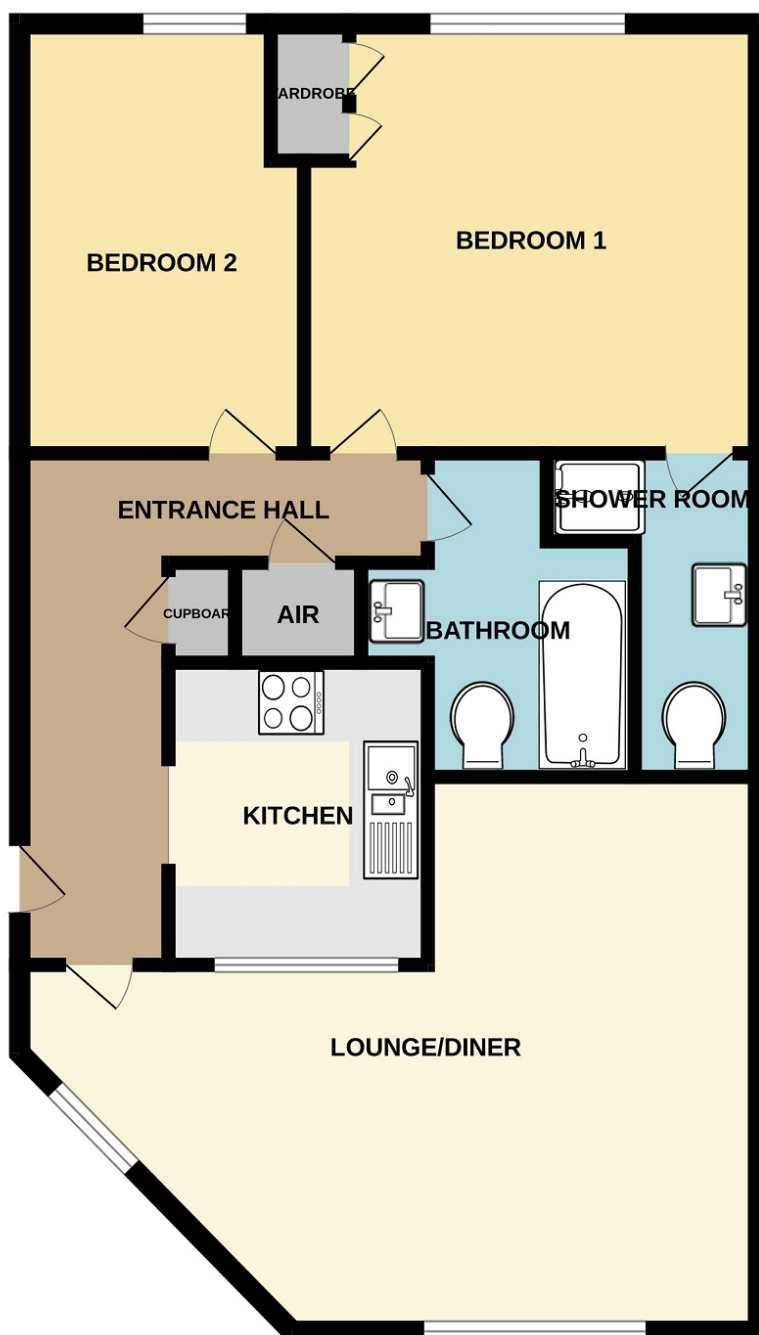
The council tax for this property is band C

**EPC RATING**

The EPC rating for this property is C72



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.