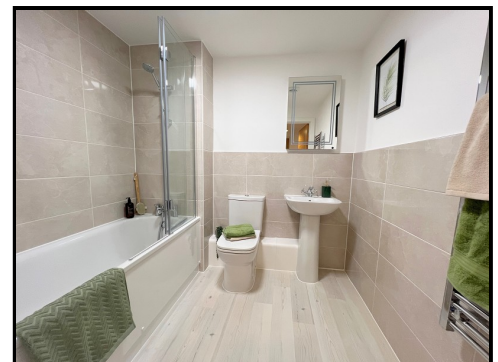




**Apartment 5 The George, Milton Green, Christchurch Road, New Milton,  
Hampshire. BH25 6QG  
£255,000**



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





## **Apartment 5 The George, Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG**

**£255,000**

ONLY TWO REMAINING A newly converted two bedroom ground floor flat enjoying a courtyard garden. Security entrance, open plan living with vaulted ceiling, bathroom, two allocated parking spaces with an EV charging point.



**COMMUNAL ENTRANCE**

Security system, personal door providing access to:

**ENTRANCE HALL**

Dimplex Electric wall mounted heater. Power point, entry phone security entrance. Coats cupboard with power points and consumer unit.

**OPEN PLAN KITCHEN/ LIVING/DINING ROOM (23' 2" X 16' 2") OR (7.06M X 4.94M)**

Aspect to the front elevation through semi-circular double glazed window. Feature skylight providing an abundance of natural light and set into a vaulted ceiling. Two wall mounted electric heaters, power points, wall lights, ceiling light, door providing access onto courtyard. Kitchen area having single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Recess for full height fridge/freezer, eye level storage cupboards, stainless steel electric oven with electric hob and stainless steel splash back. Canopy extractor fan, eye level storage cupboards, cupboard housing modern hot water cylinder with fitted washing machine.

**BEDROOM 1 (10' 11" X 9' 9") OR (3.34M X 2.96M)**

Aspect onto the front elevation through double glazed sash effect windows. Wall mounted electric heater, power points, smooth finished ceiling, ceiling light.

**BEDROOM 2 (9' 9" X 7' 5") OR (2.96M X 2.27M)**

Aspect to the front elevation through double glazed sash effect window. Smooth finished ceiling, ceiling light, wall mounted electric heater, power points.

**BATHROOM (7' 2" X 6' 6") OR (2.19M X 1.98M)**

Part tiled wall surrounds, panelled bath with monobloc mixer tap and shower attachment. Glazed shower screen, low level WC, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror with light, heated towel rail.

**COURTYARD GARDEN (14' 9" X 6' 3") OR (4.50M X 1.90M)**

Accessed from the Sitting Room with brick walling providing total seclusion. Patio area with the remainder being shingled.

**OUTSIDE**

The property benefits from two allocated parking spaces and one EV charging point. There are communal bins and bike storage area.

**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 until reaching Old Milton Green then turn right and the property will be found on the right.

**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.

**LEASEHOLD & MAINTENANCE FEES**

Pennyfarthing Homes have informed us that the flat is Share Of Freehold, with a new 999 year lease, no ground rent and the current maintenance will be £1,728.75 pa including building insurance.

**BUYERS NOTE**

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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.

**TENURE**

The resale tenure for this property is Leasehold

**COUNCIL TAX**

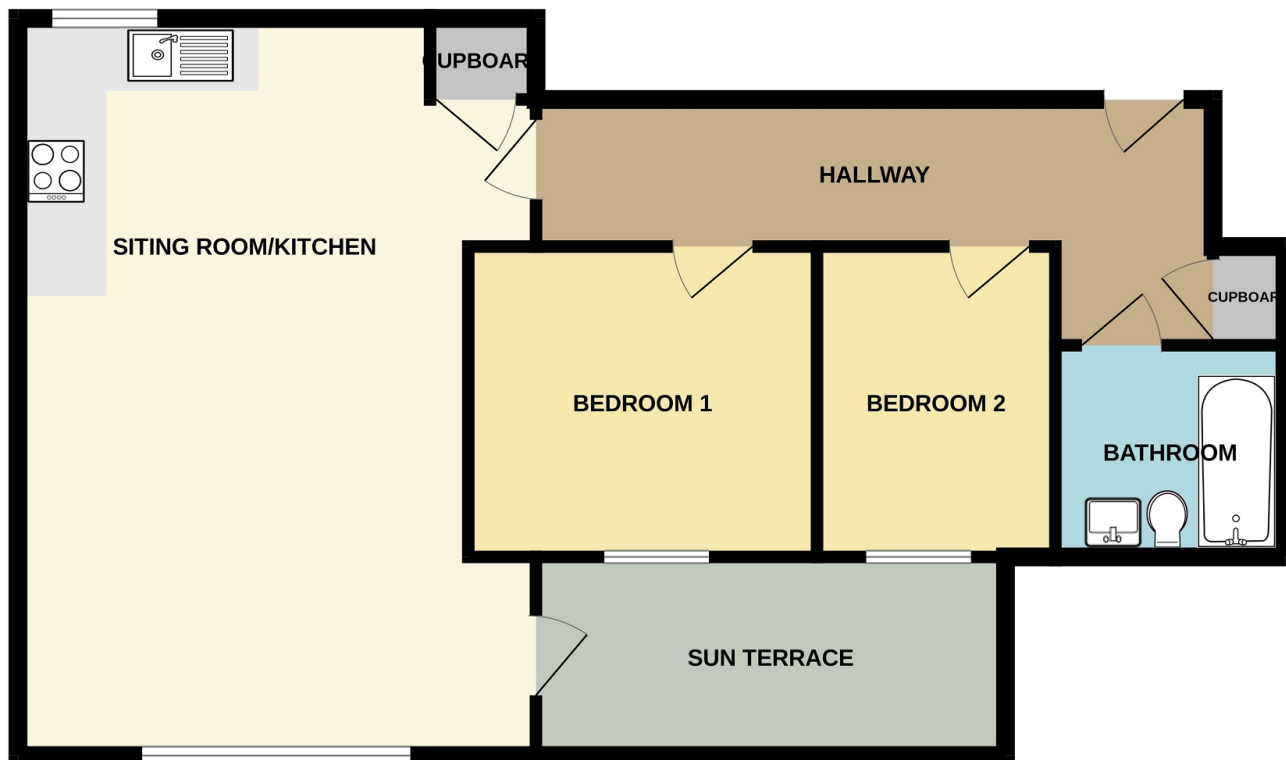
The council tax for this property is band B

**EPC RATING**

The EPC rating for this property is D66



GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 793 sq.ft. (73.7 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.