



12 Elizabeth House Whitefield Road, New Milton. BH25 6AN

£265,000



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





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A very well presented two double bedroom top floor flat conveniently located within a short walk of New Milton Town Centre offering an array of shops, restaurants and bars together with mainline train station. Features of the property include security entrance, communal hall, entrance hall, lounge/dining room, kitchen, bedroom one with walk-in wardrobe and en-suite shower room, main bathroom, allocated parking space, UPVC double glazing, gas fired central heating.



COMMUNAL ENTRANCE HALL

Accessed via communal door, staircase or lift to second floor with personal door leading to:

ENTRANCE HALL

Smooth finished ceiling, two ceiling light points, smoke detector, security entry phone, airing cupboard housing high pressure water cylinder with slatted shelving surrounding. Additional double storage cupboard housing Glow Worm gas fired boiler, hanging rails and shelving.



SITTING ROOM/DINING ROOM (15' 1" X 15' 5") OR (4.60M X 4.70M)

Aspect to the rear elevation through UPVC double opening UPVC double glazed doors with matching side windows to Juliet balcony providing an elevated roof top Southerly view. Smooth finished ceiling, ceiling light point, TV aerial point, power points. Doors providing access to:

KITCHEN (11' 6" X 6' 7") OR (3.50M X 2.00M)

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, recessed lighting. One and a half bowl single drainer sink unit with monobloc mixer tap set into a working surfaces extending along three walls with range of base drawers and cupboards beneath. Integrated dishwasher and washing machine. Fitted electric oven with storage above and beneath. Four ring Neff gas hob with stainless steel extractor fan over. Recess for full height fridge/freezer, part tiled wall surrounds, power points, tiled flooring.

BEDROOM 1 (15' 1" X 9' 5") OR (4.60M X 2.88M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, two ceiling light points, double panelled radiator, power points. Connection for wall hung television.



WALK IN WARDROBE

Hanging rails and shelving and double panelled radiator. Smooth finished ceiling, recessed lighting.

EN SUITE SHOWER ROOM

Obscure double glazed Velux window with smooth finished ceiling, ceiling light, extractor fan, tiled wall surrounds with shower cubicle and thermostatically controlled shower unit. Sliding glazed doors, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, tiled flooring, heated towel rail, mirror fronted medicine cabinet.

BEDROOM 2 (9' 10" X 9' 6") OR (3.00M X 2.89M)

Double glazed Velux window, smooth finished ceiling, ceiling light, double panelled radiator, power points.



BATHROOM

Fully tiled wall surrounds with panelled bath unit, monobloc mixer tap with shower attachment. Low level WC. Wash hand basin with monobloc mixer tap, storage cupboards beneath, mirror, light and shaver point over. Mirror fronted medicine cabinet, tiled flooring, double panelled radiator. Smooth finished ceiling, ceiling light and extractor fan.

OUTSIDE

A brick paved driveway extends along the side of the building providing access to an allocated parking space. Maintained areas of lawn and flower beds throughout. Bin and bicycle store.



LEASEHOLD & MAINTENANCE FEES

Length of lease 125 years from 2011, £325. pa Ground Rent and approximately £2,000 pa for maintenance.

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 take the first turning right into Whitefield Road where Elizabeth House will be found.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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. K for further information.

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.

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is C79

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 797 sq.ft. (74.0 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.