

Flat 5 Brook House, 17 Barton Wood Road, Barton On Sea, BH25 7NP



Offers in the region of £269,500



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3D ONLINE TOUR AVAILABLE. A well presented two double bedroom two bathroom first floor apartment built in 2003 with long lease situated one road back from Barton sea front. The property benefits from a communal lift and video entry phone system, chain free sale.

COMMUNAL DOOR

Video phone providing access to the communal corridor,



LIFT ACCESS

Staircase or lift provides access to first floor. Oak wood veneered front door with Chubb style lock and Spy hole providing access to:



L SHAPED ENTRANCE HALL **4.42m x 1.24m 14'6" x 4'1"**

Coved and smooth finished ceiling, ceiling light point, radiator with independent thermostat, wall mounted video entry phone, Honeywell independent thermostat, power points, alarm panel, door provides access to broom cupboard housing safety trip consumer unit, electric meter, fitted shelving, second door provides access to airing cupboard with radiator with slatted shelving within. Part glazed door provides access to:

SITTING ROOM 4.45m x 4.20m **14'7" x 13'9"**

Smooth finished ceiling with coving. Ceiling light point, dual aspect room with windows facing West and North aspects, window facing North has a

Juliet balcony with double opening doors. Radiator with independent thermostat, TV aerial connection point, power points, two wall light points also main ceiling light point.



KITCHEN/BREAKFAST ROOM **4.12m x 3.00 13'6" x 9'10"**

Coved and smooth finished ceiling, six ceiling downlights, UPVC double glazed window overlooking street scene. Comprehensive range of floor mounted and eye level light Maple effect kitchen units with marble style roll top work surfaces, stainless steel sink with single drainer and monobloc mixer tap. Tiled splash backs, chrome switches and sockets, integrated full size Neff dishwasher, integrated Neff fridge and freezer, integrated Neff eye level fan assisted oven and grill with Neff microwave oven above. Fitted Neff four ring ceramic hob with Neff extractor canopy above with fitted drawers beneath. Integrated Neff washing machine, cupboard provides access to Worcester combination gas fired central heating boiler, tiled flooring, space for breakfast table, radiator with independent thermostat.



BEDROOM ONE 5.27m x 2.92m **17'3" x 9'7"**

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking street scene with radiator beneath with independent thermostat, power points, telephone point, TV aerial connection point, built-in fitted wardrobes in a light Maple wood finished with a mixture of hanging and shelving within. Door provides access to:



BEDROOM TWO 3.50 x 3.11 11'6" x 10'2"

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing West, with radiator beneath with independent thermostat, power points, Built-in fitted wardrobes in a light Maple wood finished with a mixture of hanging and shelving within.



EN-SUITE SHOWER ROOM 2.27m x 2.70m 7'5" x 8'10"

Smooth finished ceiling, four ceiling lights, ceiling extractor, tiling to full height, fully tiled flooring, low level WC with concealed cistern with push

button flush with storage cupboards to either side. Wash hand basin with monobloc mixer tap with vanity unit beneath, mirror, strip light and shaver socket above. Double width shower cubicle with sliding door with glazed sides screens providing access to thermostatic shower bar with adjustable Mira shower head above. Heated ladder style towel rail in white.



BATHROOM 2.21m x 1.95m 7'3" x 6'5"

Smooth finished ceiling, four ceiling downlights, ceiling extractor, fully tiled, panelled enclosed bath with mixer taps and hand rails to either side. Low level WC, push button flush and concealed cistern, wash hand basin with monobloc mixer tap with pop-up waste and vanity unit

beneath with mirror, strip light and shaver socket above.



OUTSIDE

There is an allocated parking space and communal gardens to front and rear.

MAINTENANCE CHARGES

Yearly cost approximately £1,500 per annum. Ground Rent £300.00, Plus Building Insurance which is approximately £250 per annum. Property has a long lease remaining (99 years from 2003). COUNCIL TAX BAND D.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left and proceed until reaching A337 Christchurch Road. Proceed until reaching Sea Road on the left. Turn into Sea Road and continue almost to the Cliff top before turning left into Barton Wood Road and Brook House can be found on the right-hand side.

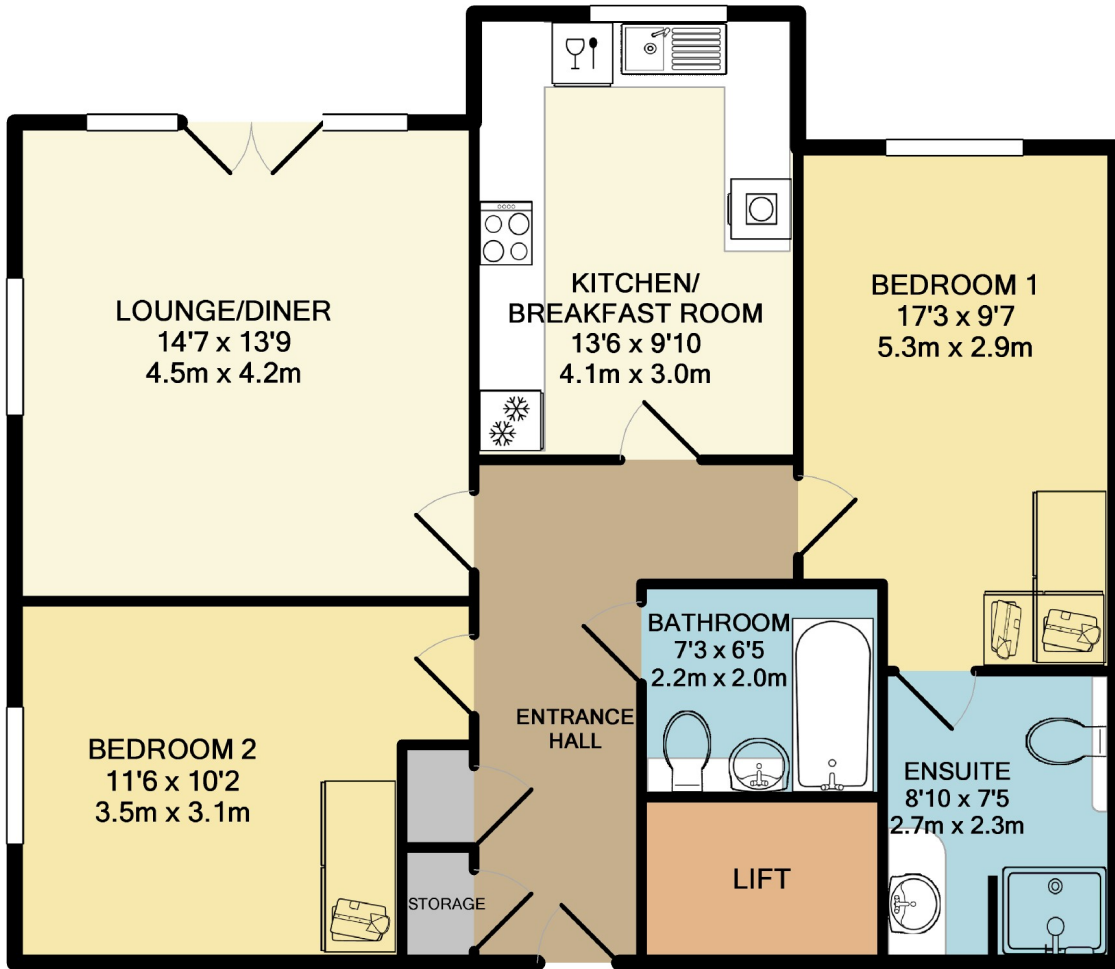
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PLEASE NOTE

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.





TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	83
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		84	86
England & Wales	EU Directive 2002/91/EC		

