

6 Waverley House Waverley Road, New Milton, Hampshire. BH25 6PQ

Guide Price £129,950







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



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A rare opportunity to purchase a very well presented ground floor over 55s flat situated within easy access to New Milton Town Centre. The flat benefits from modern fitted kitchen which is open plan to lounge and dining area, newly fitted shower room and patio overlooking the communal gardens with a Southerly aspect.







ENTRANCE HALL (11' 7" X 5' 3") OR (3.52M X 1.60M)

Accessed via front door with letter box and spy hole. Coved and smooth finished ceiling, ceiling light point, smoke detector, Tunstall entrycom and panic system. Attractive laminate flooring, oak panelled doors, power point, door provides access to linen cupboard with slatted shelving within with space for Hoover etc. Additional storage cupboard providing access to electric meter and safety trip consumer unit and space for additional items. Modern electric digital radiator and door provides access to:



OPEN PLAN KITCHEN/LIVING/DINING ROOM (19' 9" X 10' 8") OR (6.03M X 3.25M)

Sitting Room area narrows to 2.8m Sitting Room/Dining Room benefits from coved and smooth finished ceiling, two wall uplighters, two sets of UPVC double glazed windows overlooking the communal gardens with window openers and door providing access to patio which benefits from being on the Southerly side of the building. Blinds to all windows, laminate flooring, fitted Ecostrad electric digital wall mounted heater. Numerous power points, TV aerial connection point, square opening provides access to:

KITCHEN

Smooth finished ceiling, LED light panel flooding the kitchen with natural light with large UPVC picture window overlooking Station Road and Barton Court Avenue with two window openers. Fitted kitchen comprising floor mounted and eye level kitchen units with laminated work surfaces with matching work surfaces, white sink unit with single drainer and chrome effect mixer taps above. Ceramic four ring hob with Beko single oven and grill beneath, glass splash back above and filter hood. Power points, under unit lighting, integrated fridge/freezer, integrated washing machine, storage drawers and fitted pan drawers. Continuation of laminate flooring.



BEDROOM (11' 11" X 9' 1") OR (3.64M X 2.76M)

Coved and smooth finished ceiling, UPVC double glazed window facing a Southerly aspect with fitted blind and wall mounted digital thermostatic radiator beneath. Newly fitted carpets, TV aerial point, power points, wall light points, double opening doors provide access to built-in storage wardrobe with hanging rail and fitted shelf with storage cupboard above.

SHOWER ROOM (6' 10" X 5' 7") OR (2.08M X 1.70M)

Newly fitted with ceiling light, wall mounted extractor, fully tiled flooring, large double shower with Aqualiser shower unit, rain effect shower head and hand held additional shower attachment, low level w.c with concealed cistern, sink unit with storage drawers beneath and mirror fronted medicine cabinet over. 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.

LEASEHOLD & MAINTENANCE FEES

Land registry confirms that there is 91 Years remaining on the lease and the vendor confirmed that the maintenance fee was £1,140 for 6 months and the Ground Rent is £100.00 per annum.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and continue until reaching Waverley Road on the left and Waverley House will be found on the corner.

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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.

TENURE

The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band A

DIRECTIONS

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EPC RATING

The EPC rating for this property is D63

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 451 sq.ft. (41.9 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.