



**37 Homemill House Station Road, New Milton, Hampshire. BH25 6HX**

**Offers In Region Of £55,000**



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





## **37 Homemill House Station Road, New Milton, Hampshire. BH25 6HX**

**Offers In Region Of £55,000**

A redecorated bright and airy beautifully presented first floor flat with newly fitted carpets designed for the over 55s and situated in the heart of New Milton with comprehensive range of shops and mainline railway station close by. The property has an extended lease of 131 years and offered with no onward chain.



## COMMUNAL ENTRANCE DOOR

Entry phone system provides access to:

## COMMUNAL ENTRANCE HALL

Lift and staircase to first floor, lift provides direct access to first floor landing which is illuminated by window facing a Southerly aspect flooding the area with natural light with front door being adjacent and staircase opposite. Main front door with letter box and spy hole.



## ENTRANCE HALL (7' 10" X 3' 1") OR (2.38M X 0.93M)

Coved and textured ceiling with ceiling light point. Heat detector, Emergency intercom, power point, door entry phone and door provides access to Walk in airing cupboard with slatted shelving, wall light point, access to water tank and water cylinder with immersion heater. Smart meter, access to off peak and on peak fuse boxes which have just been updated and have a five year certificate. Part glazed door provides access to:

## SITTING ROOM/DINING ROOM (17' 5" X 10' 7") OR (5.30M X 3.22M)

A delightful room with a stunning Easterly aspect looking towards Spencer Road with tilt and turn windows with views towards the Water Tower and Community Centre. The room is spacious in size with numerous power points, TV aerial connection point. Dual element night storage heater with convector and night storage element. Telephone point, emergency pull- cord, two modern wall lights and archway provides access to:

## KITCHEN (7' 3" X 5' 3") OR (2.21M X 1.61M)

Modern kitchen with Oak fronted units with stainless style handles. Laminated work surface areas with fitted Beko touch screen four ring hob with glass splash back and Cook & Lewis filter hood above. Eye level Beko fan assisted single oven in stainless steel finish with storage cupboard above and storage cupboard beneath. Stainless steel one and a half bowl sink unit with single drainer and swan necked mixer tap. Cutlery drawers, eye level and floor mounted storage cupboards, wall mounted extractor, upright fridge/freezer, tiled flooring, LED ceiling light.

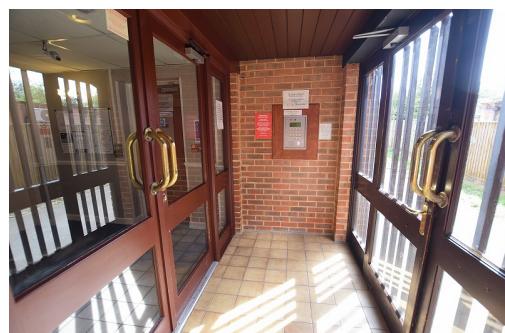


## BEDROOM 1 (14' 1" X 8' 8") OR (4.29M X 2.64M)

Coved and textured ceiling, two modern wall lights, tilt and turn window overlooking an Easterly aspect towards Spencer Road. Emergency pull cord, power points, built-in wardrobe with bi-fold double opening doors, wall mounted heater.

## SHOWER ROOM (6' 8" X 5' 3") OR (2.02M X 1.60M)

Coved and textured ceiling, modern LED light. UPVC double glazed window facing a Southerly aspect. Modern white suite comprising low level WC with push button flush. Wash hand basin with monobloc mixer tap with mirror above and vanity unit beneath. Emergency pull cord. Shower cubicle with side screen and sliding door provides access to Mira Jump electric shower. Wall mounted extractor, shelved storage cupboard, wall mounted Dimplex convector heater.



## COMMUNAL FACILITIES

On the first floor (Opposite the flat) there is a residents lounge used by the residents and their guests where regular events are organised by the house manager. Just off the lounge is a delightful South West facing roof garden with seating available which overlooks the High Street. There is also a Guest Suite which can be booked with the house manager for guests of the owner .

## LEASEHOLD & MAINTENANCE FEES

We understand that the property benefits from an extended lease of around 131 years. Ground Rent £239.69 half yearly. Maintenance £2999.78 half yearly.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights onto Station Road and proceed up the High Street towards the train station. The entrance to the development will be found on the right.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.



## 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 £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.



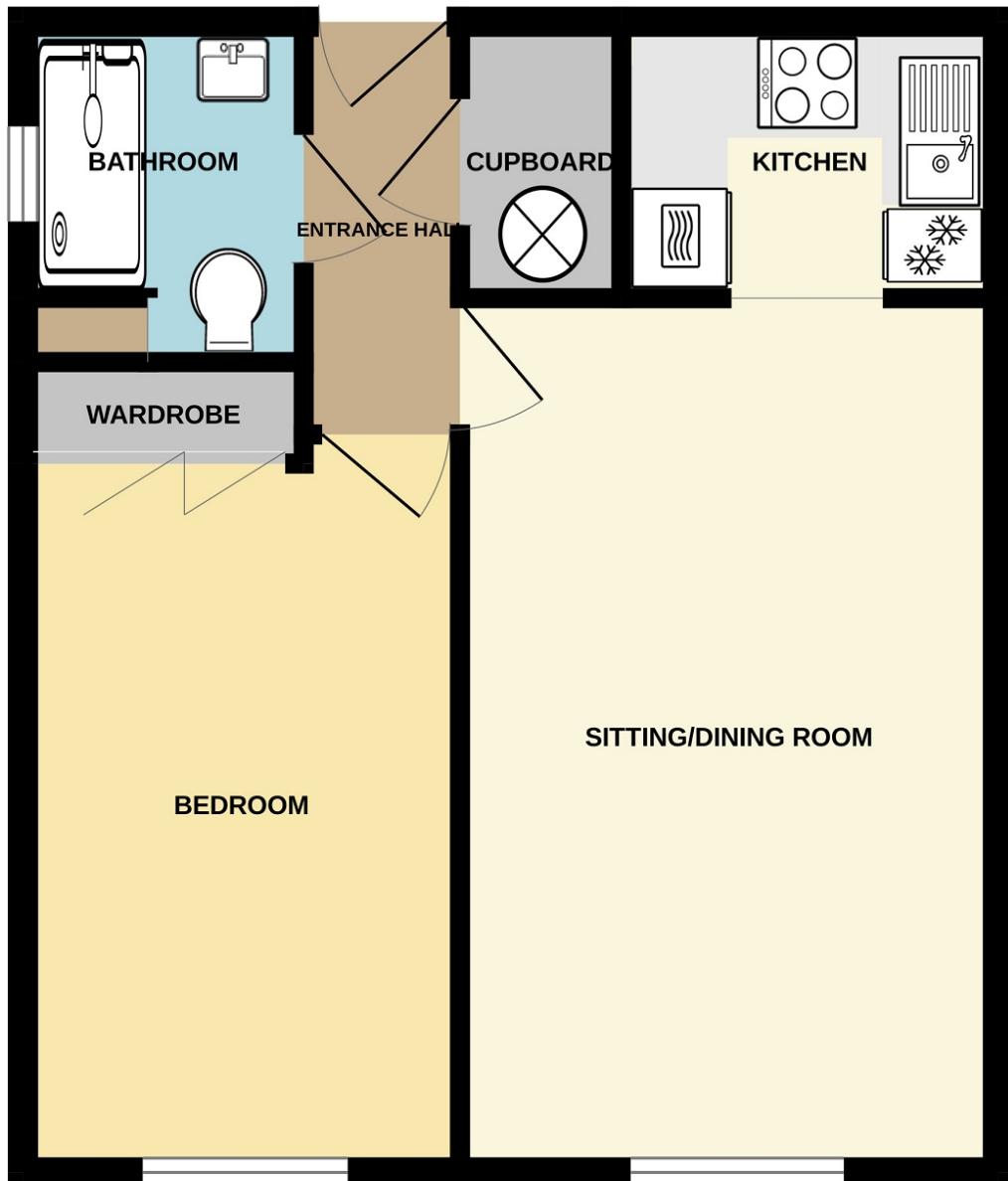
## TENURE

The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is D63

## GROUND FLOOR



ROSS NICHOLAS 01425 625500

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.