



36 Longleat Gardens, New Milton, Hampshire. BH25 5XF

£169,950



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





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A well presented one bedroom ground floor flat located in a popular residential area. Features of the property include Sitting Room, Kitchen, Family/Garden Room, Bedroom and Bathroom. Allocated parking space, rear and front gardens.



ENTRANCE PORCH (5' 8" X 2' 6") OR (1.73M X 0.77M)

Accessed via UPVC double glazed door with double glazed matching side screen, deep recess providing access to meter cupboard, ideal for coats and general storage, second UPVC double glazed door provides access to:

SITTING ROOM (10' 10" X 10' 5") OR (3.30M X 3.17M)

Smooth finished ceiling, two ceiling lights, UPVC double glazed window overlooking front garden aspect, modern programmable wall mounted heater, power points, telephone connection point, modern safety trip consumer unit, newly fitted laminate flooring throughout, fitted curtains, deep under stairs recess with light and power could create a home office area and sitting room then continues to provide access to airing cupboard which has lagged hot water cylinder with fitted immersion heater with water tank above and shelving in front.

HALLWAY

Smoke detector and opening then provides access to:

KITCHEN (10' 0" X 5' 9") OR (3.05M X 1.75M)

Modern gloss fronted white units with stainless steel style handles with stainless steel one and a half bowl sink unit with single drainer and swan necked mixer tap, tiled splash backs, Granite coloured roll top work surfaces, fitted ceramic touch screen hob with filter hood above with Bush fan assisted oven and grill beneath in a stainless steel finish. Space and plumbing for washing machine and under counter fridge, tiled flooring, LED spotlights, power points, UPVC double glazed window with window opener and double glazed door provides access to:

FAMILY ROOM (12' 11" X 9' 5") OR (3.94M X 2.86M)

Pitched double glazed skylight flooding the room with natural light. Three sets of double glazed windows providing aspect air and light with UPVC double glazed door providing access to the private rear garden. Laminate flooring, numerous power points, Virgin media connection point, wall mounted programmable electric heater, numerous LED downlights. Fitted curtains.

BEDROOM 1 (8' 11" X 10' 0") OR (2.72M X 3.06M)

Smooth finished ceiling ceiling light, two sets of UPVC double glazed windows facing rear and side aspects with curtain poles and curtains, wardrobe recess with hanging rail and storage shelf above, programmable wall heater, power points, newly fitted laminate flooring.

BATHROOM (6' 3" X 4' 11") OR (1.90M X 1.50M)

Enclosed ceiling light, ceiling extractor, modern white suite comprising panelled enclosed bath with twin hand grips and mixer taps with shower attachment. Please note this now a pumped shower giving good pressure with adjustable shower attachment. Bi-fold shower screen, wash hand basin with hot and cold taps with mirror fronted medicine cabinet above, low level WC with push button flush. Vinyl slate grey flooring, tiling to full height over shower area and part tiled walls to remainder.

OUTSIDE - FRONT

The property benefits from allocated parking. Lawned front garden with footpath providing access to front door with shrubs and bushes and ornamental Apple tree which belongs to the property.

REAR GARDEN

Enclosed by panelled fencing and evergreen hedging to rear boundary, gate provides access to rear parking area, patio adjoins the property with additional side storage space. Main section of the garden is fitted with Astro Turf for ease of maintenance.

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 proceed down the road until reaching the second turning right into Gore Road and proceed until reaching Stem Lane on the right. Turn into Stem Lane then turn right into the second Chatsworth Way turning then first right into Longleat Gardens.

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.

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.

TENURE

The resale tenure for this property is Leasehold

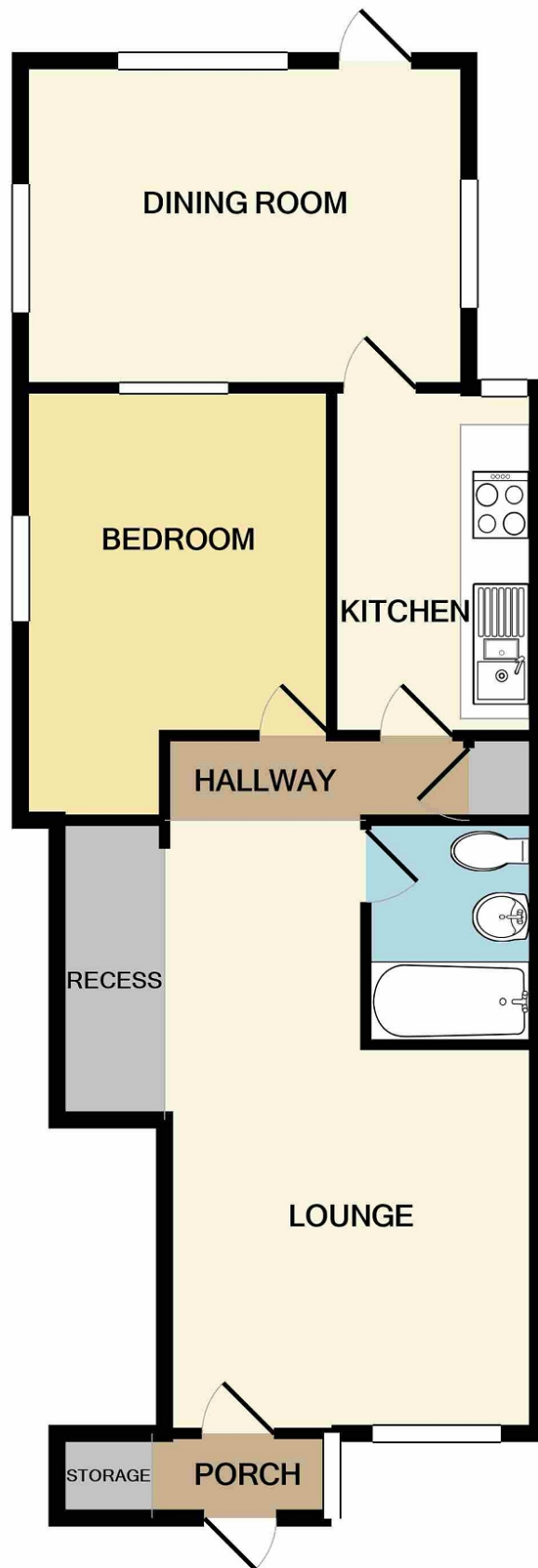
COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is D67





TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 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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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.