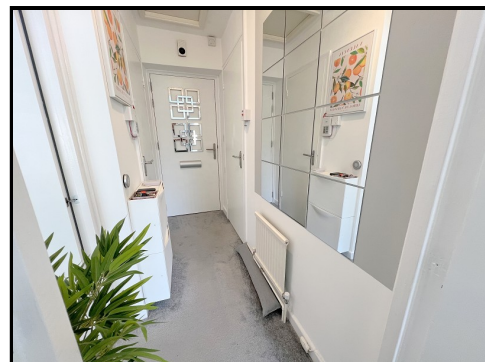




26 Waverley House Waverley Road, New Milton, Hampshire. BH25 6PQ

£109,950



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





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£109,950

A very well presented retirement flat designed for over 55's and located within a short distance of New Milton Town Centre and mainline Railway Station. Features of the property include security Communal Entrance, lift to all floors, Entrance Hall, open plan Sitting Room with Kitchen/Breakfast Area, Bedroom with wardrobes, Shower Room, UPVC double glazing, gas fired central heating, communal grounds, off road parking.



COMMUNAL ENTRANCE

Accessed via security entry system. Lift to second floor, personal door providing access to:

ENTRANCE HALL

Ceiling light, Hatch to loft area, panelled radiator.

AIRING CUPBOARD

Consumer unit, water tank and shelving.

SITTING ROOM (11' 9" X 10' 8") OR (3.58M X 3.24M)

Aspect to the front elevation through UPVC double glazed windows, smoke detector, skirting radiators, cupboard housing Glow Worm gas fired boiler, TV aerial point, power points, open way through to:

KITCHEN/BREAKFAST ROOM (10' 8" MAX X 8' 10") OR (3.24M MAX X 2.70M)

Single bowl, single drainer sink unit with monobloc mixer tap set into a work surface extending along one wall with base drawers and cupboards and recess for under counter fridge. Breakfast bar area with seating for 2 - 3 with concealed lighting. Additional work surface with four ring induction hob and extractor fan over, electric stainless steel oven beneath with additional storage drawers and cupboards, eye level storage cupboards, part tiled wall surrounds, programmer and time clock for central heating, power points.

BEDROOM (11' 7" X 8' 8") OR (3.54M X 2.65M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points. Recessed double wardrobe with double opening doors, hanging rails and additional storage over.

SHOWER ROOM (6' 9" X 5' 5") OR (2.07M X 1.66M)

Ceiling light, part tiled wall surrounds. Large walk-in double shower unit with Mira Sprint Shower. Low level WC, wash hand basin with mirror over, storage cupboards beneath, panelled radiator.

OUTSIDE

There are communal grounds to enjoy, mainly laid to lawn with a selection of shrubs and flower beds. Parking available.

VIEWING ARRANGEMENTS

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

MAINTENANCE & GROUND RENT

This very well presented development is managed by a private right to manage company with on site directors that has full backing of all the residents and enjoys a very competitive monthly service charge of only 190.00. The ground rent is £100 per annum and the lease according to Land Registry has 50 years remaining.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and Waverley House will be found on the left almost opposite Bradbeers Department store.

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.

PLEASE NOTE

Please note all measurements quoted are approximate and for general guidance only. The fixtures, fitting, 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

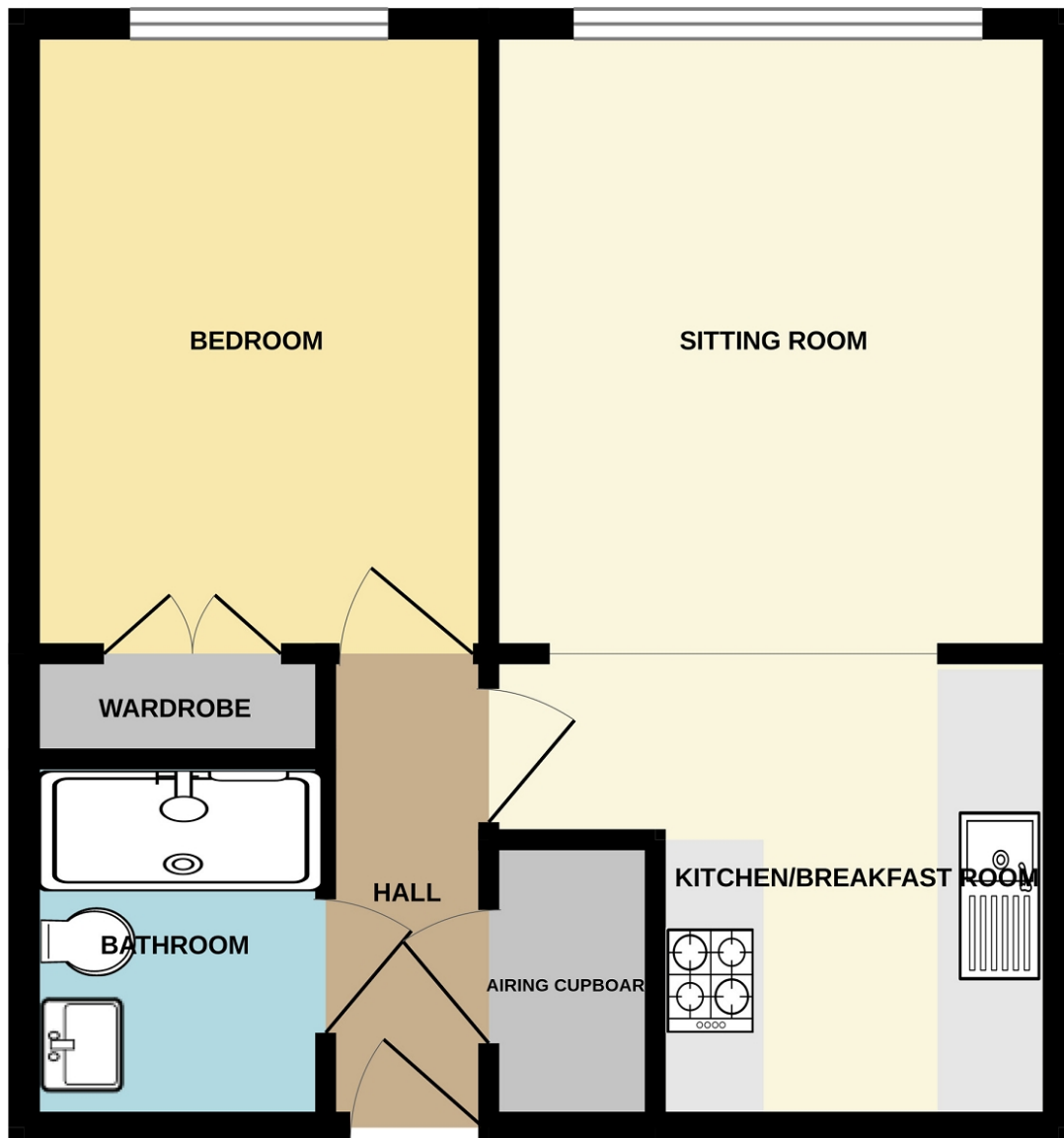
The council tax for this property is band A

EPC RATING

The EPC rating for this property is C77



399 sq.ft. (37.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 399 sq.ft. (37.1 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.