



**Apartment 7 The George Milton Green, Christchurch Road, New Milton,  
Hampshire. BH25 6QG  
£249,950**



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



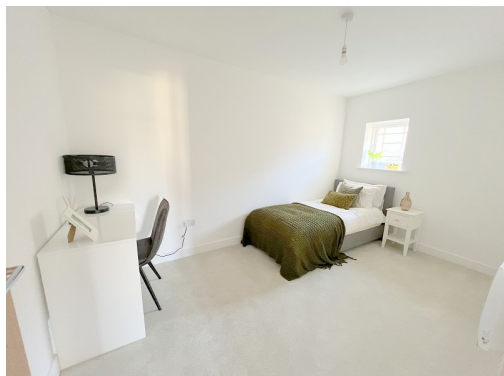




## **Apartment 7 The George Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG**

**£249,950**

LAST REMAINING FLAT A stunning two double bedroom first floor flat situated in a recently converted landmark building within a short walk of local shopping parade and New Milton Town Centre. Features of the property include open plan living including Lounge - Dining and Kitchen Area. Bathroom, double glazed windows. Balcony, two allocated parking spaces with EV charger. Video security entrance system.





## COMMUNAL ENTRANCE HALL

Accessed via security entrance system, staircase to first floor landing. Personal door leading to open plan living areas incorporating:

## LIVING/DINING ROOM

Smooth finished ceiling, ceiling light, eaves storage cupboards, TV aerial point, double opening doors with matching side views providing both views and access onto BALCONY. Two wall mounted electric heater.

## KITCHEN AREA

Single drainer stainless steel sink unit with monobloc mixer tap set into a work surfaces extending along two walls with base drawers and cupboards beneath. Integrated Hotpoint stainless steel electric oven with four ring electric hob and extractor canopy over. Eye level storage cupboards, power points. Cupboard housing modern consumer unit. Integrating washing machine.

## HALLWAY

Smooth finished ceiling, ceiling light, wall mounted electric heater, airing cupboard housing hot water cylinder with programmer and time clock, slatted shelving over.

## BEDROOM 1

Aspect to the rear elevation through two double glazed windows. Smooth finished ceiling, ceiling light, wall mounted electric heater, power points, TV aerial point.

## BEDROOM 2

Aspect to the side elevation through double glazed window. Smooth finished ceiling, ceiling light. Hatch to loft area, wall mounted electric heater, power points, TV aerial point.

## BATHROOM

Obscure window to side, smooth finished ceiling, ceiling light, part tiled wall surrounds, extractor fan. Panelled bath unit with monobloc mixer tap and hand held shower attachment. Shower screen, pedestal wash hand basin with monobloc mixer tap, mirror, light and shaver point over. Low level WC.

## OUTSIDE

The property benefits from a Balcony with outside lighting. There are two allocated parking spaces with EV charging point, communal bin store and bike store.

## LEASEHOLD & MAINTENANCE FEES

Pennyfarthing Homes have informed us that the flat is Share Of Freehold, with a new 999 year lease, no ground rent and the current maintenance will be £1,728.75 pa including building insurance.

## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road to junction with Old Milton Road and Lymington Road. Turn right and The George is on the right.

## 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 £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.

## COUNCIL TAX

The council tax for this property is band B

## EPC RATING

The EPC rating for this property is E45



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 678 sq.ft. (63.0 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.