



**Flat 1 Berryhead Court 10 Barton Wood Road, Barton On Sea. BH25 7NN**

**Guide Price £362,500**



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





## **Flat 1 Berryhead Court 10 Barton Wood Road, Barton On Sea, New Milton, Hampshire. BH25 7NN**

**Guide Price £362,500**

A very well presented and refurbished two double bedroom ground floor flat with direct access to large private patio and communal grounds. Located within one road of Barton on Sea Cliff top and offering numerous features including entrance hall, sitting/dining room, integrated kitchen, shower room, separate w.c and garage in near by block.



**COMMUNAL ENTRANCE**

Security entrance door to communal door and personal front door leading to:

**ENTRANCE HALL**

Smoothed finished ceilings, two ceiling light points, smoke detector, double panelled radiator, cloaks cupboard with slatted shelving, hanging rail, heated towel rail and additional storage over.

**SITTING ROOM/DINING ROOM (19' 9" X 17' 5" MAX) OR (6.02M X 5.30M MAX)**

Aspect to the front elevation through UPVC double glazed window and smoothed finished ceilings. Additional aspect to the side elevation through UPVC double glazed window, wall lights, two double panelled radiators, range of power points, T.V Ariel point and wall mounted flame effect fire.

**KITCHEN (12' 8" X 9' 0") OR (3.87M X 2.74M)**

Aspect to the side elevation through UPVC double glazed window. Fully integrated with stainless steel sink unit set into a work surface extending along three walls with a range of base cupboards and drawers beneath. AEG slim line dishwasher, AEG washing machine, electric double oven with AEG fridge/freezer to side. AEG gas hob and extractor over, eye level storage cupboards, fully tiled wall surrounds, power points and cupboard housing gas fired boiler that the vendor informs us that is was fitted in Spring 2023.

**BEDROOM 1 (18' 9" X 11' 11") OR (5.71M X 3.63M)**

Aspect to the rear elevation overlooking communal grounds. Smoothed finished ceiling, ceiling light, double panelled radiator, power points, fitted wardrobes comprising two double and one single unit with hanging rails and shelving.

**BEDROOM 2 (13' 6" X 11' 7") OR (4.12M X 3.53M)**

Aspect to the rear elevation through UPVC double glazed window with matching door leading to large private patio and communal gardens. Smoothed finished ceilings, ceiling light, double panelled radiator, range of power points, two double wardrobes with hanging rails, shelving and additional storage over.

**SHOWER ROOM (4' 8" X 7' 5") OR (1.42M X 2.27M)**

Obscure UPVC double glazed window to side, smoothed finished ceiling, ceiling light, full tiled wall surrounds, large walk-in shower with thermostatically controlled shower unit, rain effect shower head and additional shower attachment. Low level w.c, heated towel rail, wall hung wash hand bowl set into a wood effect storage cupboard and mirror light and shaver point over.

**SEPARATE WC (9' 0" X 2' 11") OR (2.74M X 0.90M)**

Obscure UPVC double glazed window to side, smoothed finished ceilings, ceiling light, fully tiled wall surrounds, low level w.c and wall hung wash hand basin.

**OUTSIDE**

The communal front elevation is mainly laid to lawn with central pathway leading to the communal entrance. A driveway extends along the side elevation with the rear garden being mostly laid to lawn with a large private patio adjoining the rear of the flat.

**GARAGE**

Located in a block to the rear boundary with up and over door and additional parking in front.

**LEASEHOLD & MAINTENANCE FEES**

Land registry confirms that there is 123 years remaining on the lease and enjoys a share of freehold. The vendor informs us that the maintenance fee is currently £1,275.00 per annum and paid quarterly (£318.75) and includes building insurance.

**DIRECTIONAL NOTE**

From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning left into Barton Court Road continuing until reaching the traffic lights then cross over into Barton Court Avenue turning right into Beach Avenue (last road before cliff top) which leads into Barton Wood Road.

**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 £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.

**COUNCIL TAX**

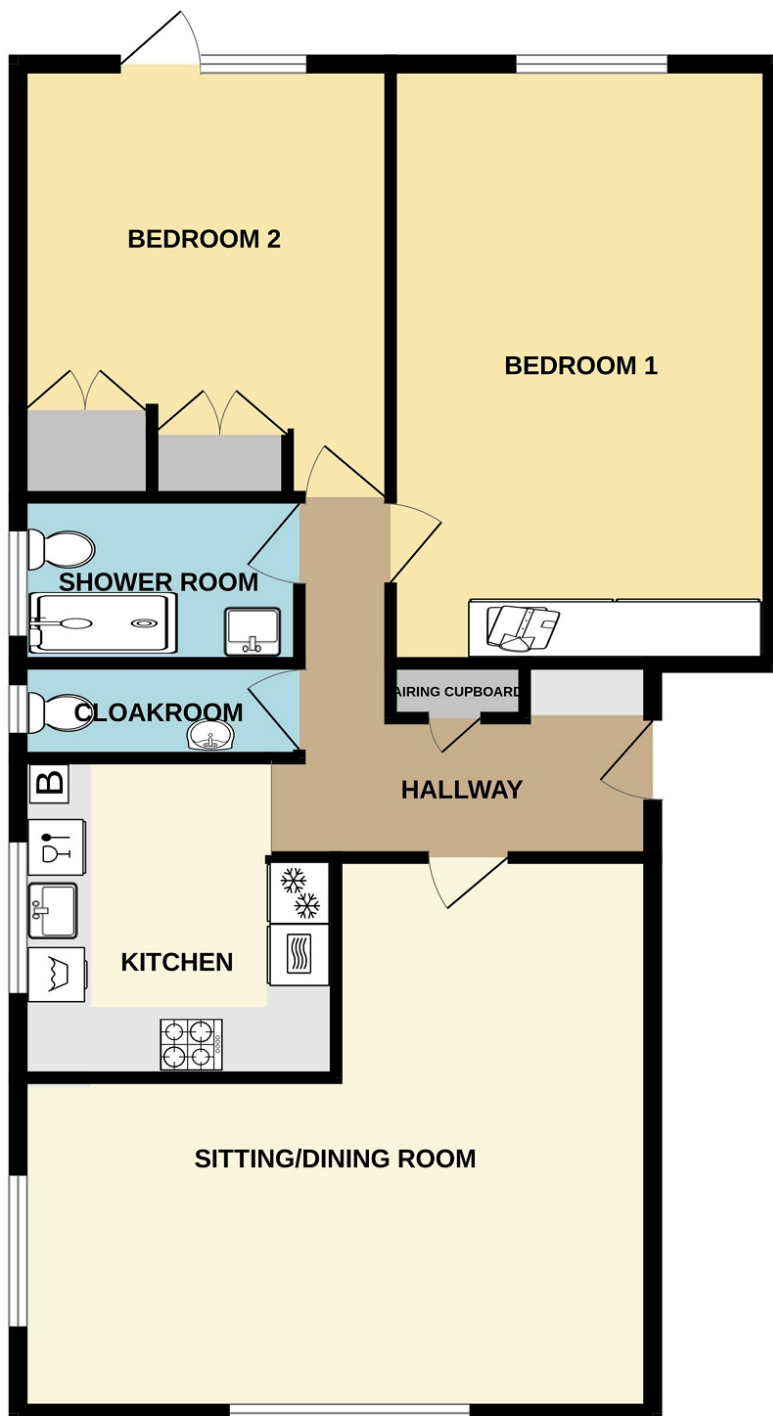
The council tax for this property is band D

**EPC RATING**

The EPC rating for this property is C71



GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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