



Flat 4 Freelands Court, Ashley Road, New Milton. BH25 6BD

£219,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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£219,950

A well presented two double bedroom first floor flat situated within a short walk of New Milton town centre and train station. Features of the property include security communal entrance, sitting/dining room, kitchen, bathroom, garage, communal gardens and Share of Freehold. Sole Agents & End of Chain.



COMMUNAL ENTRANCE

Providing access to communal hall, with mobile telephone entry system to be fitted shortly, stairs to first floor landing, personal door providing access to.

ENTRANCE HALL

Two ceiling lights, single panelled radiator, double coats cupboard housing electric fuse box and meter with storage cupboards over and additional single broom cupboard.

SITTING ROOM/DINING ROOM (18' 1" X 12' 6") OR (5.50M X 3.80M)

UPVC double glazed picture window providing views onto rear elevation, coved ceiling, two ceiling light points, T.V Point, Internet connection, power points, one double and one single panelled radiator, feature electric fire with granite surround and hearth.

KITCHEN (11' 10" X 10' 2") OR (3.60M X 3.10M)

UPVC double glazed window overlooking front aspect, one and a half bowl single drainer stainless steel sink unit set into a work top working surface with range of base drawers and cupboards beneath. Cooker, extractor hood, range of eye level storage cupboards, part tiled wall surrounds, wall mounted Worcester/Bosch gas fired boiler, power points, double panelled radiator, ceiling light point.

BEDROOM 1 (13' 1" X 11' 6") OR (4.0M X 3.50M)

Aspect onto rear elevation through UPVC double glazed window. Ceiling light, coved ceiling, double panelled radiator, fitted mirrored wardrobe extending along one wall with range of hanging rails and shelving, double panelled radiator, power points and TV aerial.

BEDROOM 2 (10' 2" X 9' 10") OR (3.10M X 3.0M)

Aspect over the front elevation through UPVC double glazed window. Single panelled radiator, ceiling light point and power points.

BATHROOM (8' 2" X 5' 11") OR (2.50M X 1.80M)

Obscure UPVC double glazed window onto side elevation with fitted auto timed extractor fan. Ceiling light point, part tiled wall surrounds complimenting the white suite comprising panelled bath unit with shower, pedestal wash hand basin, low level WC, heated towel rail.

OUTSIDE & GARAGE

There are well established communal gardens, mostly laid to lawn with a selection of shrub and flower beds. GARAGE in block with up and over door and additional parking for visitors.

LEASEHOLD & MAINTENANCE FEES

The vendors have informed us that the lease is 181 Years, there is a share of the Freehold and the maintenance is approximately £425,00 per quarter.

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.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over into Ashley Road and Freeland Court will be found on the left.

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.

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is D65



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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