



Flat 12 Olivia Court 144 Station Road, New Milton, Hampshire. BH25 6LU

£279,950



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





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£279,950

A chain free well presented first floor two bedroom apartment located in a convenient location close to main shopping centre in New Milton, bus routes and mainline rail station. The flat has secure entry access and either lift or staircase to first floor. The flat benefits from Sitting/Dining Room, Two Bedrooms, Kitchen breakfast room, En-Suite Shower Room, Bathroom and Garage with electronically operated up and over door.



COMMUNAL ENTRANCE

Entry phone system providing access to heated communal corridors with staircase or lift providing access to first floor. Front door benefits from dual locks, letter box and spy hole, door leads to:

ENTRANCE HALL (17' 7" X 4' 2") OR (5.37M X 1.26M)

L shaped with Coved and smooth finished ceiling, two ceiling light points, mains voltage smoke detector, entry phone system, radiator with independent thermostat, power points, telephone point, Drayton central heating thermostat, door provides access to Megaflow pressurised hot water cylinder with fitted immersion heater and slatted shelving to one side, access to mains stop cock. Additional broom cupboard with safety trip consumer unit, access to gas shut off valve. Double opening glazed door providing access to:

SITTING ROOM/DINING ROOM (22' 3" MAX X 11' 11") OR (6.79M MAX X 3.64M)

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window facing front aspect overlooking street scene and front garden with double glazed door providing access to balcony with outside light. Attractive fireplace surround with coal effect electric fire, telephone point, TV aerial point, numerous power points, double panelled radiator with independent thermostat, two wall lights, additional double radiator with thermostat in dining area.

KITCHEN/BREAKFAST ROOM (13' 1" X 7' 11") OR (3.98M X 2.41M)

Coving to ceiling, ceiling track lighting, UPVC double glazed window facing front towards Station Road overlooking balcony and garden. Comprehensive range of light Oak effect units with working surface areas with one and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Attractive tiled splash backs, cupboard provides access to Glow Worm central heating boiler with Honeywell digital programmer to one side. Fitted Lamona four ring touch screen hob with concealed extractor above. Eye level single fan assisted oven with clock and built-in stainless steel microwave above with storage cupboards above and beneath. Integrated washing machine, numerous storage drawers including pan drawers, recess for upright fridge/freezer, space for breakfast table, radiator with independent thermostat. Illuminated display cabinet, numerous power points.

BEDROOM 1 (14' 0" X 12' 0") OR (4.26M X 3.67M)

Coving to ceiling, ceiling light point, UPVC double glazed window with double panelled radiator beneath with independent thermostat, triple opening wardrobes with shelving within, numerous power points, telephone point, TV aerial connection point, door provides access to:

EN SUITE SHOWER ROOM (8' 1" X 4' 6") OR (2.46M X 1.36M)

Light, ceiling extractor, opaque UPVC double glazed window facing side aspect, fully tiled walls, bi-fold door provides access to shower cubicle with Grohme shower mixer controls with adjustable shower attachment. Wash hand basin with monobloc mixer tap with pop-up waste, mirror and strip light with shaver socket above, low level WC, radiator with independent thermostat.

BEDROOM 2 (12' 10" X 10' 1") OR (3.90M X 3.08M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing a side aspect (Westerly) with double panelled radiator beneath with independent thermostat. Currently used as a dining room, benefits from many power points, and bi-fold door provides access to built-in wardrobe with hanging rail within.

BATHROOM (8' 4" X 5' 10") OR (2.54M X 1.79M)

Coving to ceiling, ceiling light, ceiling extractor, panelled enclosed bath with twin hand grips with mixer taps and shower attachment with pop-up waste, low level WC, pedestal wash hand basin with monobloc mixer tap and pop-up waste with mirror, strip light and shaver socket above. Double panelled radiator with independent thermostat.

OUTSIDE

The building is surrounded by well kept communal grounds with well kept shrubs and bushes with lawned areas and block paved driveway leading to the rear of the building, providing parking and garaging.

GARAGE

The flat benefits from a single garage with electronically operated up and over door. There is a bin storage area hidden to one corner.

LEASE

Approximately 100 years remaining on Lease. Ground Rent £504 pa Maintenance £1,200 half yearly.

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 turn right at the traffic lights into Station Road and proceed past Bradbeers Department Store and Olivia Court will be found on the right.

PLEASE NOTE

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.

EPC RATING

The EPC rating for this property will be confirmed shortly.



FIRST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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.