



Flat 14 Heather Lodge Whitefield Road, New Milton, Hampshire. BH25 6DF

Guide Price £185,000



Ross Nicholas & Company Limited
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BH25 6DQ
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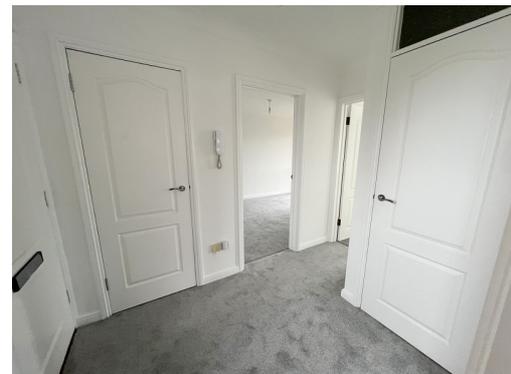
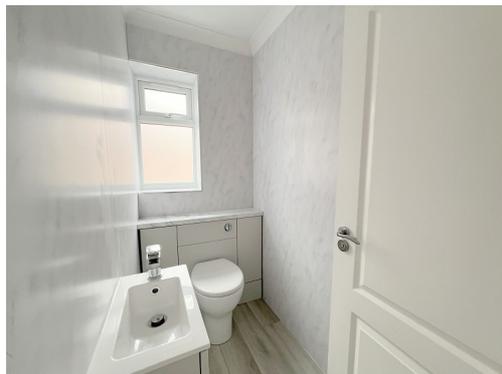




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A recently refurbished one bedroom first floor flat conveniently located within a short walk of New Milton town centre. Features of the property include security communal entrance, entrance hall with storage and sitting/dining room. Newly fitted kitchen, bathroom and separate w.c. Balcony, gas fired central heating with new boiler, garage and extended 125 year lease. Sole agents and vacant possession.



COMMUNAL ENTRANCE DOOR

Security communal entrance with staircase to first floor and personal front door leading to:

ENTRANCE HALL

Aspect to the front elevation through UPVC double glazed window and views over adjacent bowling green. Ceiling light, panelled radiator, central heating programmer, power point, security entry phone, cloaks cupboard with consumer unit and additional cupboard with space and connections for washing machine.

SITTING ROOM/DINING ROOM (14' 10" X 12' 10" MAX) OR (4.52M X 3.92M MAX)

Two UPVC double glazed windows providing aspect to the rear elevation, two ceiling light points, two panelled radiators, range of power points and T.V Ariel point.

KITCHEN (11' 3" X 5' 1") OR (3.44M X 1.56M)

Newly Fitted with aspect to the rear elevation through UPVC double glazed window, ceiling light, One and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for full height fridge/freezer, fitted AEG electric cooker with matching hob over and stainless steel extractor fan. Part tiled wall surrounds, eye level storage cupboards one of which housing Vaillant Gas Fired boiler.

BEDROOM (17' 10" X 9' 8" MAX) OR (5.43M X 2.94M MAX)

Aspect to the rear elevation with matching door to side leading to balcony. Ceiling light, panelled radiator, range of power points, Fitted wardrobes comprising two double units with hanging rail and shelving.

SHOWER ROOM (5' 6" X 6' 6") OR (1.67M X 1.97M)

Obscure UPVC double glazed window to side, ceiling light, large walk-in shower unit with glass screen and shower unit with rain effect shower head and additional attachment. Wash hand basin with monobloc mixer tap, storage beneath and heated towel rail.

SEPARATE WC (6' 6" X 3' 5") OR (1.97M X 1.04M)

Obscure UPVC double glazed window to side, ceiling light, low level w.c with concealed cistern, storage to side and display shelf over. Wash hand basin with monobloc mixer tap and storage beneath.

BALCONY

Accessed from the bedroom and offering views over communal grounds to the rear.

GARAGE

Located in nearby block with up and over door.

LEASEHOLD & MAINTENANCE FEES

The freeholder informs us that there will be a lease extension issued upon exchange of contracts whereby the lease will be for a term of 189 years at a peppercorn. The maintenance is approximately £1,000 per annum and a charge of £257.00 per annum for the building insurance.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching Whitefield Road on the right and Heather Lodge will be found.

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 £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.

TENURE

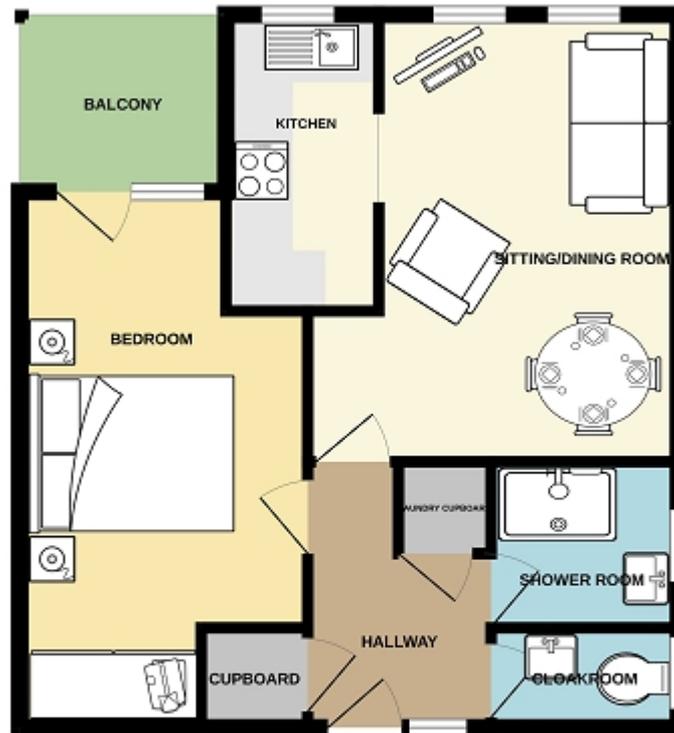
The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band C



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide 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.