



3 Solent Lodge Lymington Road, New Milton, Hampshire. BH25 6PT

£165,000



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





**3 Solent Lodge Lymington Road, New Milton, Hampshire.
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A well presented modern ground floor one bedroom flat with South facing patio area. The flat benefits from a modern fitted kitchen and shower room and parking bay for one vehicle.



COMMUNAL ENTRY DOOR

Entry phone system provides access to well maintained communal corridors which are heated and carpeted with low voltage lighting, glazed fire door provides access to Inner Hall with main front door benefiting from Yale lock, letter box, spyhole and door leads to:

ENTRANCE HALL (11' 10" X 2' 11") OR (3.60M X 0.88M)

Coved and smooth finished ceiling, ceiling light point, smoke detector, wall mounted entry phone, Oak veneered doors, telephone point, power points, radiator with independent thermostat, Drayton central heating thermostat, door provides access to deep airing cupboard with slatted shelving, access to Ariston pressurised hot water cylinder, central heating programmer, safety trip consumer unit, water heater, ceiling light.

SITTING ROOM (16' 4" X 9' 9") OR (4.98M X 2.97M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed door with side screen with window opener provides access to patio and South facing aspect. Double panelled radiator with independent thermostat, TV aerial point, power points, archway through to:

KITCHEN (9' 8" X 5' 9") OR (2.95M X 1.76M)

Recently fitted kitchen with light gloss cream fronted units with stainless steel style handles with attractive laminate work top surfaces. Matching splash backs. Stainless steel sink with single drainer and swan necked mixer tap. Fitted Lamona four ring electric hob with Lamona electric oven and grill beneath. Extractor above, power points, USB charging points, wine rack, two cutlery drawers, space and plumbing for washing machine, space for upright fridge/freezer, LED ceiling downlights, radiator with independent thermostat.

BEDROOM 1 (10' 4" X 9' 8") OR (3.16M X 2.95M)

Coved and smooth finished ceiling, ceiling light pendant, UPVC double glazed window facing a Southerly aspect, radiator beneath with independent thermostat, TV aerial point, telephone point, power points, bi-fold mirror fronted wardrobes provide access to fitted shelf and hanging space within.

SHOWER ROOM (6' 8" X 6' 6") OR (2.02M X 1.99M)

Coved and smooth finished ceiling, LED downlights, low level WC with push button flush, pedestal wash hand basin with hot and cold tap with wall mounted mirror above. Tiled splashbacks and display ledge above. Radiator, bathroom fittings, sliding glazed door provides access to larger than average shower cubicle with shower mixer and adjustable shower attachment above. Tiling to full height in shower area. Vinyl flooring.

OUTSIDE

Solent Lodge sits on a large plot with casual parking to the front and a large parking area to the rear. There is a brick wall dividing from the pavement at the front which provides screening from the road along with various area of shrubs and trees.

There is a communal clothes hanging area to the rear along with a brick built communal store for bikes and bins etc.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with A337 Lymington Road. Turn left and the flat is located on the right hand side almost opposite the New Milton School.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

LEASEHOLD & MAINTENANCE FEES

Ground rent is £50 per annum - Maintenance £50 per month - lease term remaining 91 years. Original lease started with 125 years on the 25th March 1992.

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

EPC RATING

The EPC rating for this property is C73

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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.
Made with Hwplan 11/02

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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.