



9 Heather Lodge 34-36 Whitefield Road, New Milton, Hampshire. BH25 6DF

Guide Price £175,000



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





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EXTENDED LEASE of 125 years will be granted upon completion. This very well presented top floor one bedroom flat is situated just off New Milton High Street and offers numerous features including balcony, garage, UPVC double glazing, gas fired central heating.



COMMUNAL ENTRANCE HALL

Accessed via security entry phone, staircase to top floor flat and personal door providing access to:

ENTRANCE HALL

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, recessed lighting, hatch to loft area with pull down ladder, boarding and light. Double panelled radiator, security entry phone, airing cupboard housing pre-lagged hot water cylinder, fitted immersion and slatted shelving. Coats cupboard with hanging rail and shelf.

LOUNGE/DINER (15' 1" X 12' 10") OR (4.60M X 3.90M)

Aspect to the rear elevation through UPVC double glazed windows. Coved ceiling, ceiling light point, recessed lighting, two single panelled radiators, power points, TV aerial point.

KITCHEN (10' 2" X 5' 3") OR (3.10M X 1.60M)

Double glazed Velux window onto rear elevation. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Recess for washing machine and full height fridge/freezer, recess for electric double oven and hob with stainless steel extractor fan over. Part tiled wall surrounds, Alpha gas fired boiler with programmer and time clock. Eye level storage cupboards, coved ceiling, recessed lighting.

BEDROOM (18' 4" X 9' 6") OR (5.60M X 2.90M)

Aspect to the rear elevation through double glazed window with matching door to side providing access onto sun balcony. Coved ceiling, ceiling light point, double panelled radiator, power points, recessed wardrobes incorporating two double unit with mirror fronted doors, hanging rails and shelving.

BATHROOM

Obscure UPVC double glazed window facing side elevation, coved ceiling, recessed light, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and wall hung shower unit, glass shower screen, pedestal wash hand basin, heated towel rail, wall light and shaver point.

SEPARATE WC

UPVC double glazed window facing side elevation. Coved ceiling, recessed lighting, fully tiled wall surrounds, low level WC, wash hand basin with large mirror over.

BALCONY

The property benefits from a balcony with views over communal grounds.

GARAGE

Up and over door, light, power and additional visitor parking.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the maintenance and ground rent is approximately £1,491.33 pa and the ground rent £200 per annum. Lease 99 years from 1990.

VIEWING ARRANGEMENTS

Viewing 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 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 £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.

TENURE

The resale tenure for this property is Leasehold

COUNCIL TAX

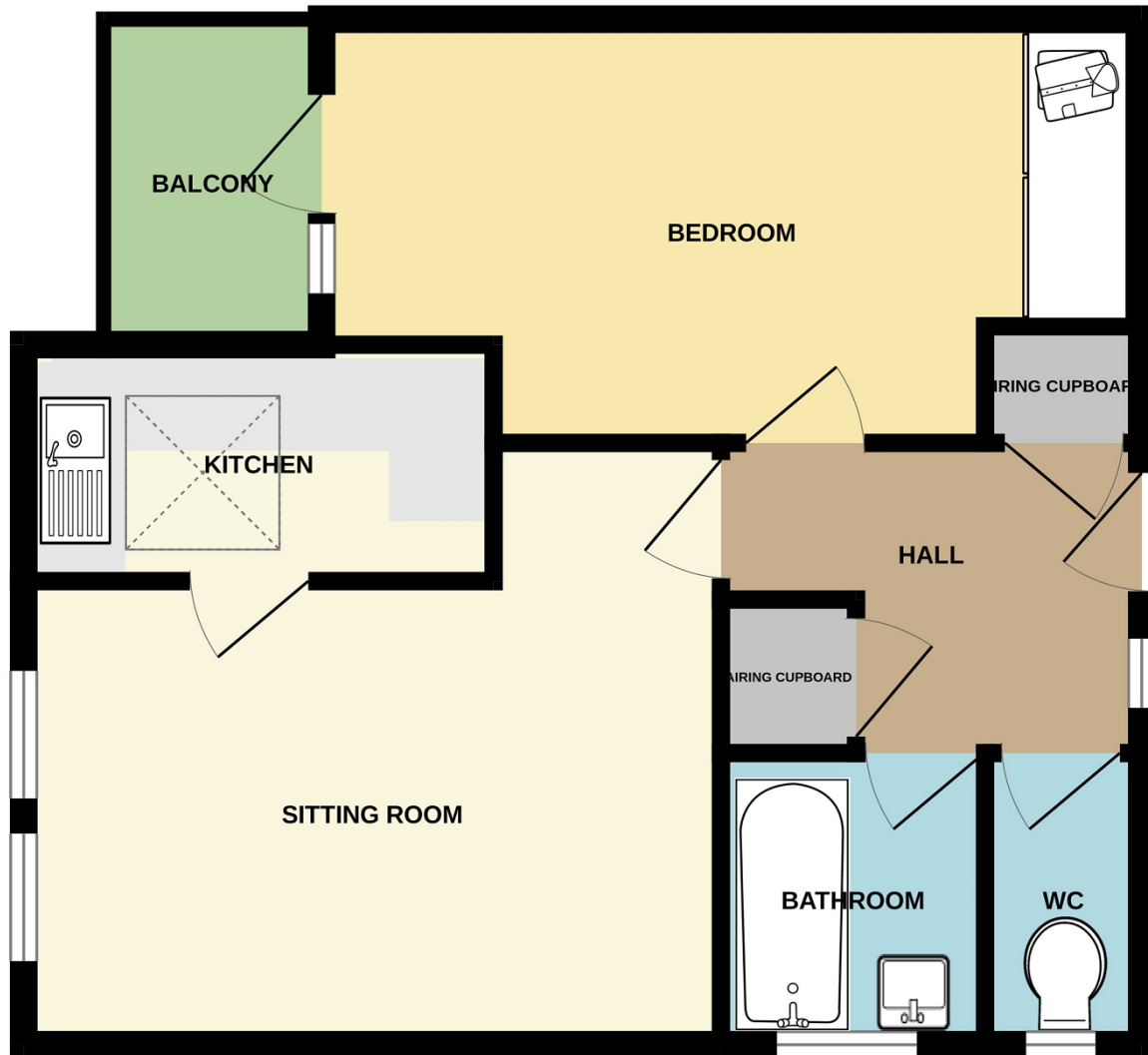
The council tax for this property is band C

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR



ROSS NICHOLAS NEW MILTON

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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01425 625 500
sales@rossnicholas.co.uk

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.