



36c Albert Road, New Milton, Hampshire. BH25 6SP

Guide Price £189,950



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

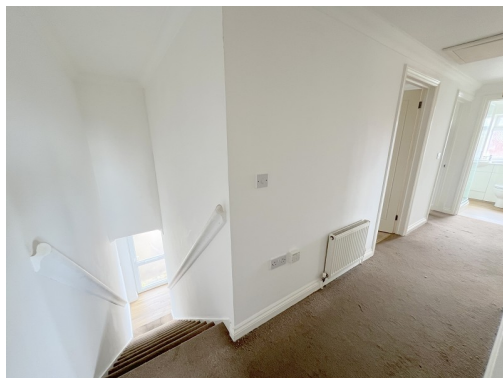




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A two bedroom first floor flat with a private entrance and within a short walk of New Milton town centre and main railway station. Features of the property include landing, sitting/dining room, kitchen, shower room, off road allocated parking, gas fired central heating, UPVC double glazing, vacant possession.



ENTRANCE HALL

Accessed via obscure double glazed front door. Staircase to first floor landing, smooth finished ceiling, ceiling light, hatch to loft area, panelled radiator, power points, telephone point.

SITTING ROOM (13' 4" X 6' 9") OR (4.06M X 2.05M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points, TV aerial point and telephone point.

KITCHEN (6' 9" X 6' 9") OR (2.07M X 2.05M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, one and a half bowl single drainer stainless steel sink unit set into a working surface extending along three walls with a range of base drawers and cupboard beneath, recess for washing machine and full height fridge/freezer. Fitted electric double oven with gas hob and extractor fan over. Eye level storage cupboards, part tiled wall surrounds, Glow Worm gas fired boiler, panelled radiator.

BEDROOM 1 (10' 0" X 6' 10") OR (3.05M X 2.08M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator.

BEDROOM 2 (9' 6" X 7' 3") OR (2.90M X 2.20M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, extractor fan, double shower cubicle with rain effect shower head and hand held shower attachment. Low level WC with concealed cistern, wash hand basin to side with storage cupboards beneath. Part tiled wall surrounds, heated towel rail.

OUTSIDE

A brick paved allocated parking space and a small area of lawn to the front elevation.

LEASEHOLD & MAINTENANCE FEES

Land Registry states that there is 79 Years remaining on the lease. The vendor informs us that the cost of the maintenance, building insurance and ground rent is approximately £43.00 per month in total.

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 proceed down the road and take the second turning right into Gore Road then second right into Albert Road

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. The 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.

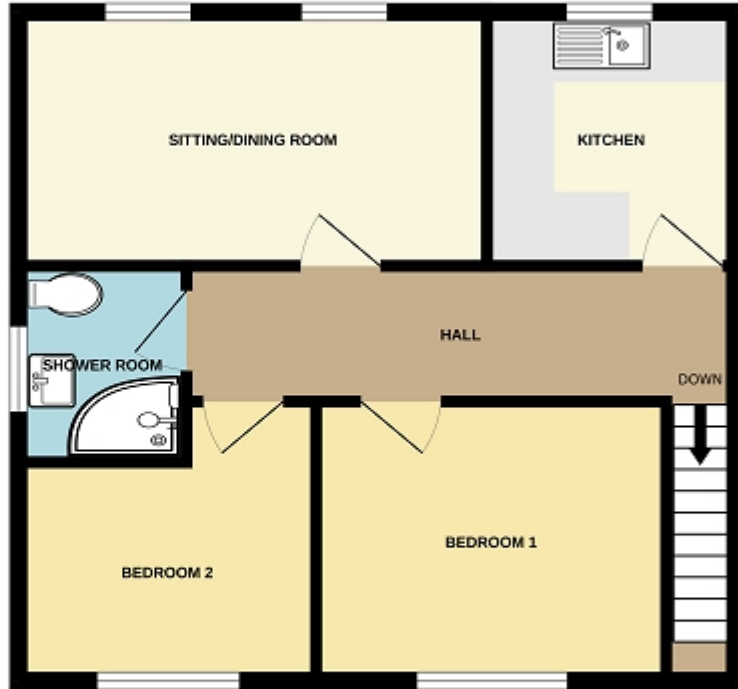
COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is C78





ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 534 sq.ft. (49.7 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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