



**Flat 17 Heather Lodge 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





## **Flat 17 Heather Lodge Whitefield Road, New Milton, Hampshire. BH25 6DF**

**Guide Price £175,000**

A well presented one bedroom second floor flat conveniently located within a short walk of New Milton High Street. Features of the property include communal security entrance, entrance hall, sitting/dining room, kitchen, bathroom, sun balcony, garage, gas fired central heating, UPVC double glazing, Sole Agents, Vacant possession.



## COMMUNAL ENTRANCE DOOR

Accessed via security entry door. Staircase to second floor, personal door leading to:

## ENTRANCE HALL

Ceiling light, hatch to loft area with pull down ladder, double panelled radiator, aspect to the front elevation through UPVC double glazed window providing views across to adjacent bowling green. Coats cupboard, hanging rail and shelf, consumer unit. Additional storage cupboard with shelving. Security entry phone, power point.



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

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

## KITCHEN (10' 0" X 5' 1") OR (3.04M X 1.55M)

Double glazed Velux window to rear. Ceiling light, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath, recess for washing machine, fitted electric oven with four ring gas hob and extractor fan over. Eye level storage cupboards, recess for full height fridge/freezer, wall mounted Vailant gas fired boiler, part tiled wall surrounds, power points.

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

Aspect to the rear elevation through UPVC double glazed window with matching door to side providing access onto sun balcony. Ceiling light, double panelled radiator, power points, recessed wardrobes comprising two double units with hanging rails and shelving.



## BATHROOM (9' 3" X 6' 6") OR (2.83M X 1.97M)

Modern fittings with two obscure UPVC double glazed windows to side. Two ceiling light points, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Wash hand basin with monobloc mixer tap, storage cupboards beneath. Matching low level WC with concealed cistern and storage cupboard and display top over. Wall mounted mirror, heated towel rail.

## BALCONY

The property benefits from a balcony providing views over the communal grounds.

## GARAGE

Located in a nearby block to the rear with up and over door.

## 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 until reaching Whitefield Road on the right and Heather Lodge will be found.

## LEASEHOLD & MAINTENANCE FEES

The freeholder informs us that the lease is for 189 years from 24th June 1989 with a peppercorn rent. The maintenance is approximately £1,000 per annum and a charge of £257.00 per annum for the building insurance.

## 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.

## 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.

## TENURE

The resale tenure for this property is Leasehold

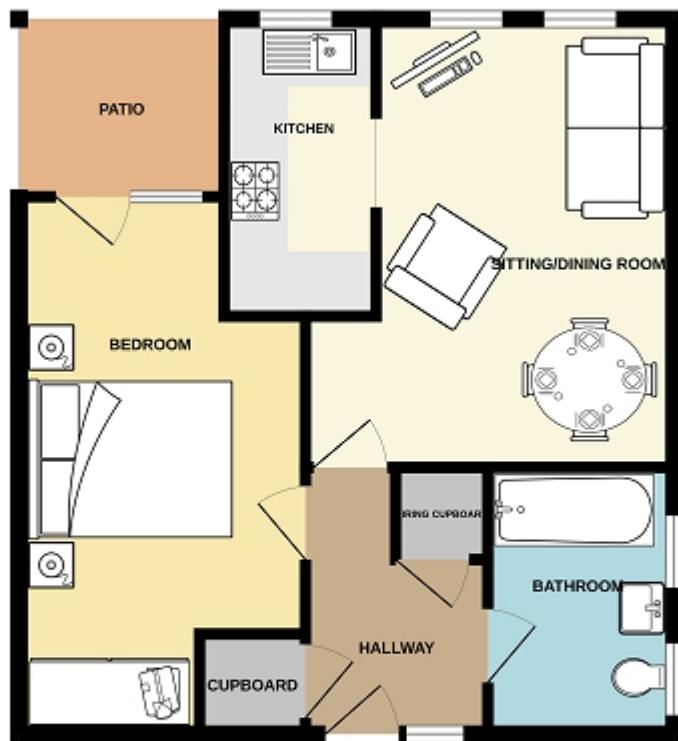
## COUNCIL TAX

The council tax for this property is band C

## EPC RATING

The EPC rating for this property is C74

524 sq.ft. (48.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and should not be relied upon for legal documents. Ross Nicholas & Company Limited, its employees and subagents do not guarantee the accuracy of the floorplan and it is provided for general guidance only. Ross Nicholas & Company Limited, its employees and subagents do not accept any responsibility for any errors, omissions or misstatements. 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 efficiency or otherwise is given.  
Made with Measure 1000.

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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.