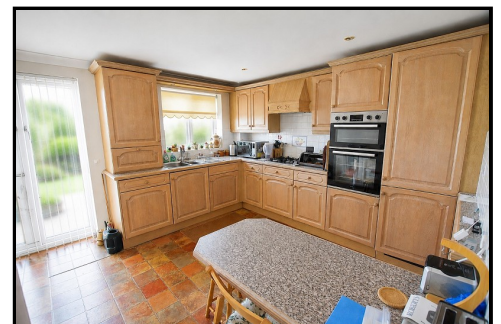




1 Parkland Place 39/41 Old Milton Road, New Milton, Hampshire. BH25 6DJ

Offers Over £124,999



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





**1 Parkland Place 39/41 Old Milton Road, New Milton,
Hampshire. BH25 6DJ**

Offers Over £124,999

Priced very realistically to reflect the remaining lease term of 74 years and to encourage a prompt sale, this well-presented two-bedroom first-floor apartment is conveniently situated within easy reach of local shops and New Milton town centre.



COMMUNAL ENTRANCE

Entry phone system, provides access to communal corridor with staircase and lift providing access to first floor. External Balcony provides access to main front door with communal lighting, quarry tiled flooring, hand rail with view over rear car park, main front door has spyhole, letter box, gold coloured door furniture and provides access to:

ENTRANCE HALL

Smooth finished ceiling, two ceiling light points, smoke detector, radiator with independent thermostat, wall mounted entry phone, alarm system, door provides access to airing cupboard which also houses the electric Smart meter and safety trip consumer unit, slatted shelving and radiator within. Power points to hallway, central heating thermostat and door provides access to:

SITTING ROOM/DINING ROOM (29' 7" X 12' 4") OR (9.01M X 3.77M)

Two ceiling light pendants and one downlighter. UPVC double glazed window overlooking Old Milton and Gore Roads with views towards the park. TV aerial point, power points, telephone point, two radiators both with independent thermostats, fitted wooden display unit and display shelving.

KITCHEN/BREAKFAST ROOM (12' 4" X 11' 7") OR (3.76M X 3.52M)

Coved and smooth finished ceiling, numerous ceiling downlights. Floor to ceiling height double glazed window overlooking rear aspect with additional double glazed window adjacent to sink area. Comprehensive range of eye level and floor mounted Lined Oak effect kitchen units with laminated roll top work surfaces with stainless steel one and a half bowl sink unit with single drainer and swan necked mixer tap. Fitted Hotpoint stainless steel gas hob, fitted Becko double oven in stainless steel finish with digital clock with storage cupboards above and beneath. Integrated fridge/freezer, integrated Neff dishwasher, integrated Hotpoint washing machine, under unit lighting, extractor, breakfast table, tiled splash backs, TV aerial point, telephone point, numerous power points, double panelled radiator, fitted broom cupboard, eye level cupboard provides access to modern Worcester combination gas fired central heating boiler, Vinyl cushioned flooring.

BEDROOM 1 (10' 1" X 9' 9") OR (3.08M X 2.98M)

Coved and smooth finished ceiling, two ceiling light points. Range of fitted wardrobes with a mixture of shelving and hanging within. UPVC double glazed window facing front of building with radiator beneath with independent thermostat, power points and door provides access to:

EN SUITE SHOWER ROOM

Coved and smooth finished ceiling, three ceiling downlights, ceiling extractor, glazed cubicle providing access to shower mixer with adjustable shower attachment. Low level WC, pedestal wash hand basin with monobloc mixer tap with pop-up waste, mirror, strip light and shaver socket above. Radiator.

BEDROOM 2 (11' 10" X 10' 2") OR (3.60M X 3.11M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing the rear of the building with views towards Crossmead Avenue. Radiator with independent thermostat, power points, built-in triple opening wardrobe.

BATHROOM

Coved and smooth finished ceiling, four ceiling downlights, ceiling extractor, white suite comprising panelled enclosed bath with twin hand grips with mixer taps and shower attachment with bi-fold shower screen to one side. Tiling to full height over bath area. Low level WC, pedestal wash hand basin with monobloc mixer tap and pop-up waste, tiling to remainder of bathroom to half height. Shaver socket with strip light, wall mounted mirror and corner mirror fronted medicine cabinet, radiator.

OUTSIDE

Double opening gates from Old Milton Road and rear access gates from Crossmead Avenue. Communal bind area, Seven visitor bays. Each flat benefits from an individual parking bay, outside water tap, external light.

MANTENANCE

£1,549.80 per half year. The building is to be re-painted in 2026 and this has already been paid by the present owners. Lease approximately 74 years. Ground rent of £250. pa. Please note we have been informed by the seller that a lease extension would cost approximately £23,000. This would extend the lease by another 90 years if required.

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 the mini-roundabout at the junction with Old Milton Road and Gore Road and the building will be found on the left-hand side.

PLEASE NOTE

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.



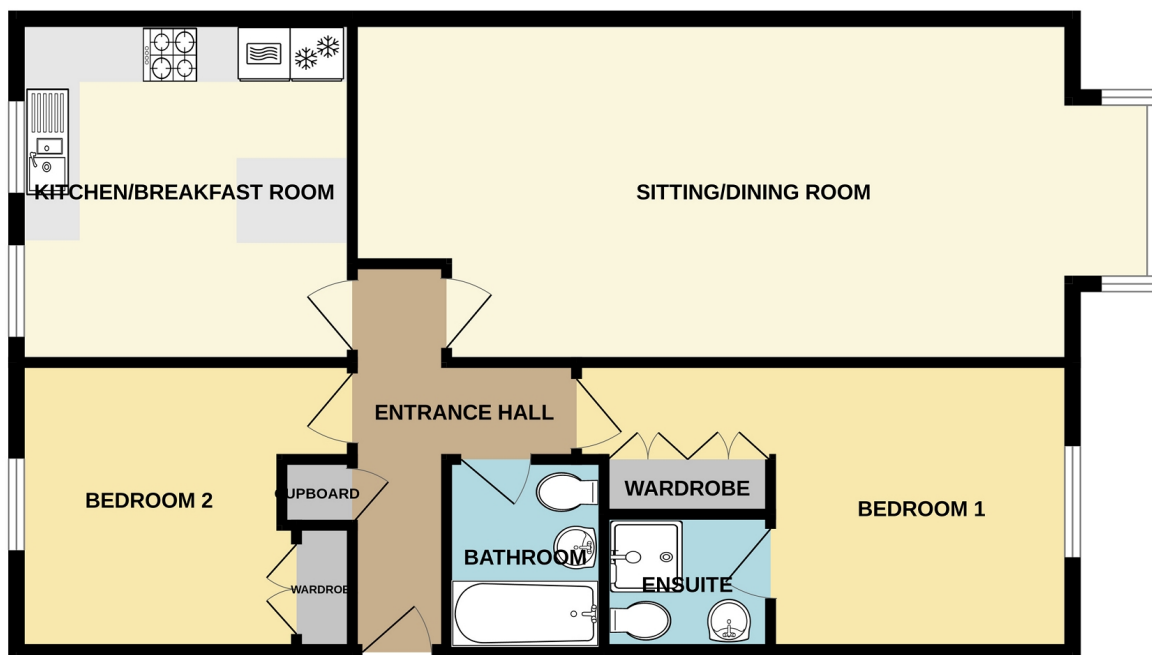
EPC RATING

The EPC rating for this property is C79

TENURE

The resale tenure for this property is Leasehold

FIRST FLOOR 881 sq.ft. (81.8 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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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.