Flat 1 Virginia House 58 Whitefield Road, New Milton. BH25 6DZ

Guide Price £159,950

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

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A well presented one bedroom ground floor flat located close to New Milton Town Centre with private patio area, UPVC double glazing, gas fired central heating and allocated parking space. Sole Agents and end of chain.

COMMUNAL ENTRACE HALL

Accessed via security entrance. Panelled radiator. Personal door providing access into:

ENTRANCE HALL

Coved and smooth finished ceiling, ceiling light point, power points, storage cupboard housing consumer unit, electric meter and panelled radiator.

SITTING ROOM (14' 1" X 10' 2") OR (4.30M X 3.10M)

Aspect to the side elevation through UPVC double glazed window with additional aspect to the front elevation through UPVC double glazed window together with UPVC double glazed central door providing access and views onto patio and communal gardens beyond. Coved and smooth finished ceiling, ceiling light point, two double panelled radiator, TV aerial point, power points, wood effect flooring, fitted electric fire set into a stone fireplace, openway through to:

KITCHEN (10' 2" X 5' 11") OR (3.10M X 1.80M)

Aspect onto the side elevation through UPVC double glazed window, 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 and full height fridge/freezer. Fitted electric oven, four ring gas hob with extractor fan over, range of eye level storage cupboards, part tiled wall surrounds, wall mounted gas fired boiler. Coved and smooth finished ceiling, ceiling light point, tiled flooring.

BEDROOM 1 (14' 1" X 9' 2") OR (4.30M X 2.80M)

Aspect onto the front elevation overlooking communal gardens through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, double panelled radiator, power points.

BATHROOM (7' 3" X 5' 7") OR (2.20M X 1.70M)

Coved and smooth finished ceiling, ceiling light point, fully tiled wall surrounds complimenting the white suite comprising panelled enclosed bath unit, wall mounted thermostatically controlled shower unit and folding glazed shower screen. Low level WC, wash hand basin set into a vanity unit with storage cupboards beneath. Monobloc mixer tap, wall mounted mirror, light and shaver point over, double panelled radiator.

OUTSIDE

One of the main benefits of the property is a private patio area adjoining the front of the property with the remainder of the communal grounds being mostly laid to lawn with a selection of shrub and flower beds. Communal driveway extends along the side elevation and there is an allocated parking space which leads to the rear elevation where there is a bin store and communal bike store.

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. 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 continue down the road and take the first right into Whitefield Road where the flat 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 £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.

LEASEHOLD & MAINTENANCE FEES

The landlord informs us that the lease runs from the 1st July 2006 and was for 125 years.

Ground rent is £300 per year.

The service charge in 2025 was £1598.09 for the year. It is paid half yearly in February and August. February 2026 invoice was £709.01.

TENURE

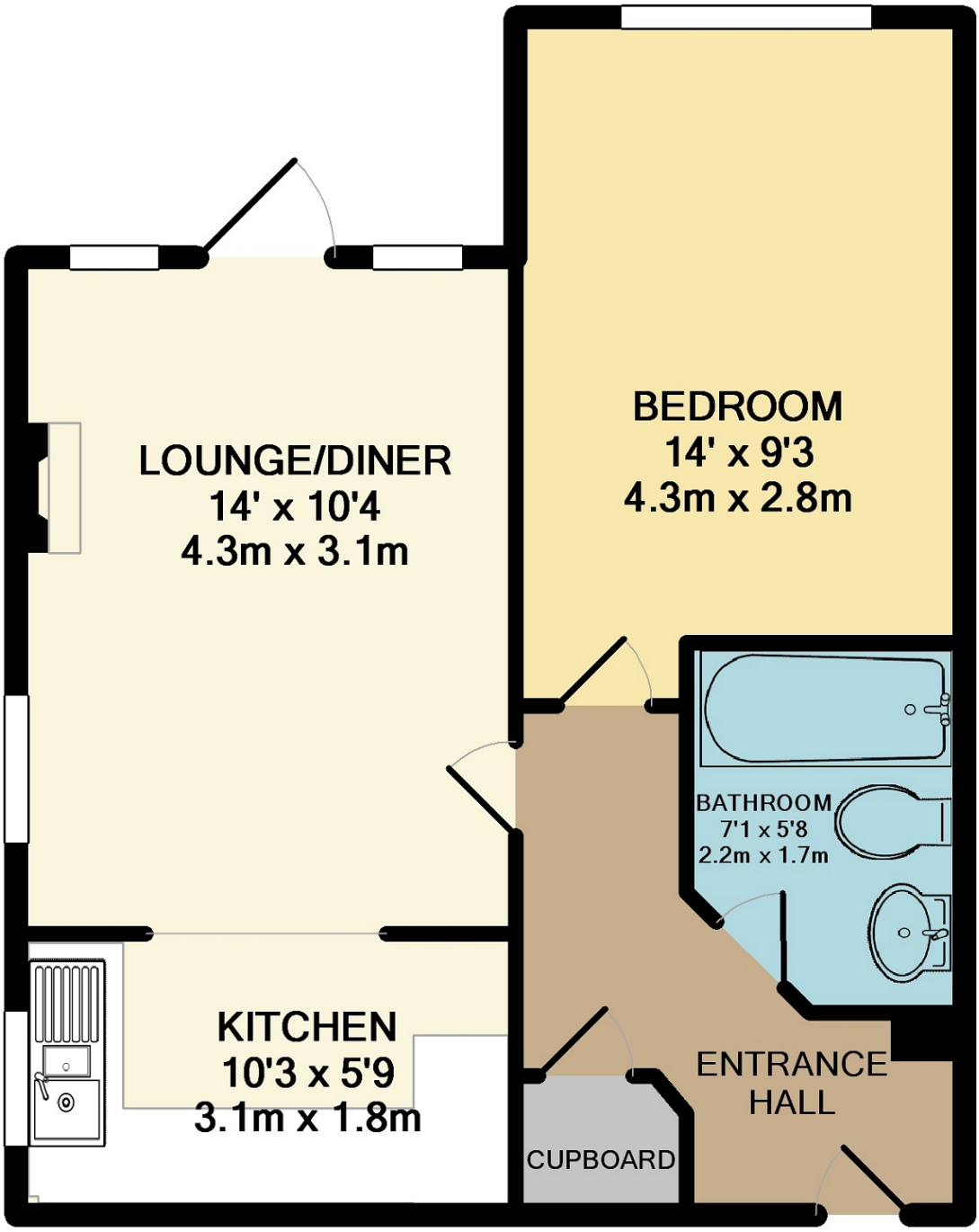
The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band A

EPC RATING

The EPC rating for this property is C77



TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.