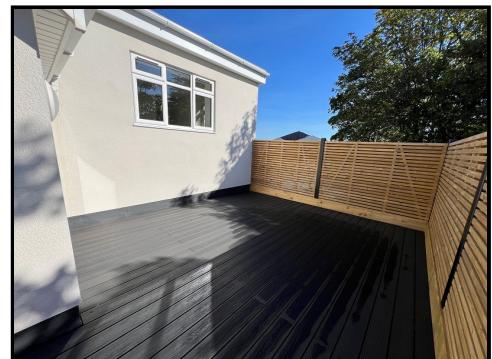




**25B Station Road, New Milton, Hampshire. BH25 6HN**



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





## **25B Station Road, New Milton, Hampshire. BH25 6HN**

A beautifully presented and re-furbished three bedroom maisonette set over three floors and located in the heart of New Milton within easy reach of local shops and mainline train station. Features of the property include security entrance, communal hall, Entrance Hall, Sitting/Dining Room, integrated Kitchen, Bedroom One with En-Suite shower room and Dressing Room, Two further Bedrooms to third floor with main Bathroom, UPVC double glazing, Gas fired central heating, terraced private garden with allocated parking, communal cycle store.



## COMMUNAL ENTRANCE

Communal security entrance providing access to communal hall, staircase to first floor landing, door leading to:

## ENTRANCE HALL

Staircase to second floor, under stairs storage cupboard housing washer/dryer. Smooth finished ceiling, ceiling light, smoke detector, door providing access to:

## INNER HALL

Smooth finished ceiling, ceiling light.



## CLOAKROOM

Smooth finished ceiling, recessed lighting, low level WC, wall hung wash hand basin with monobloc mixer tap and storage drawer beneath, tiled splash back and mirror fronted medicine cabinet with automatic lighting.

## SITTING ROOM/DINING ROOM (17' 2" X 16' 9") OR (5.24M X 5.10M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, two double panelled radiators, power points, connections for wall hung television and double opening doors provide access onto roof terrace and open way through to:

## KITCHEN (14' 4" X 6' 5") OR (4.36M X 1.95M)

Aspect to the rear and side elevations through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, smoke detector. Quartz work top with stainless steel sink and monobloc mixer tap. Base drawers and cupboards beneath, integrated dishwasher, four ring induction hob with Quartz splash back and extractor fan over. Stainless steel oven, matching stainless steel microwave over and full height fridge/freezer to side. Eye level storage cupboards, power points, panelled radiator, wall mounted Vaillant gas fired boiler.

## SECOND FLOOR LANDING

Smooth finished ceiling, staircase to third floor. Smoke detector, door providing access to:



## BEDROOM 1 (14' 10" X 12' 3") OR (4.53M X 3.74M)

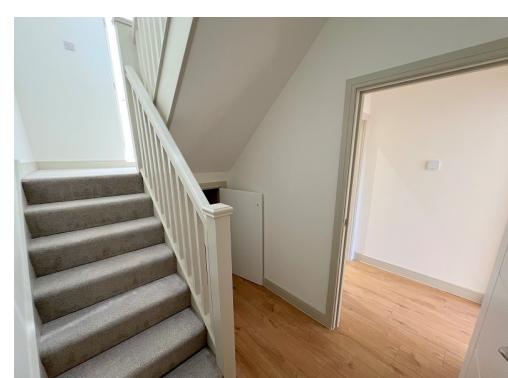
Aspect to the rear and side elevations through UPVC double glazed window. Smooth finished ceiling, ceiling light point, TV aerial point, panelled radiator, open way through to dressing area.

## EN-SUITE SHOWER ROOM

Smooth finished ceiling, ceiling light, low level WC, wash hand basin with storage cupboard beneath, tiled splash back, mirror fronted medicine cabinet with automated lighting. Shower cubicle with tiled surrounds, thermostatically controlled shower unit with rain effect shower head, hand held shower attachment, glazed shower screen.

## LANDING

Third floor landing with light tunnel providing natural light. Power points.



## BEDROOM 2 (13' 6" X 11' 10") OR (4.12M X 3.60M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points.

## BEDROOM 3 (11' 2" X 10' 7") OR (3.40M X 3.23M)

Aspect to the rear elevation through two double glazed windows. Power points, panelled radiator.



## BATHROOM (9' 4" X 7' 3") OR (2.84M X 2.20M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, low level WC, panelled bath unit with monobloc mixer tap, thermostatically controlled shower unit, rain effect shower head, hand held shower attachment, glazed folding screen, wall mounted wash hand basin with storage drawer, mixer tap, wall mounted mirror fronted medicine cabinet with automated lighting. Heated towel rail. Tiled flooring.

## ROOF TERRACE

Accessed from the sitting room via double doors. Large private area being decked with modern horizontal slat fencing.



## COMMUNAL AREAS

The flat is accessed through a communal security door located to the front of the building which in turn leads to a spacious communal entrance hall. Sensor Lighting staircase to first floor and door leading to rear access where there is a large bike store and continued access to the rear elevation.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there will be a new 999 year lease and the maintenance will be split between the two flats and the shop with 25B being liable for a percentage. There will be no initial maintenance charge and the building insurance will be £2,865.93 for the block.

## 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 turn left at the traffic lights into Station Road and proceed over the railway bridge and the maisonette will be found on the right hand side over Tesco Express.

## BUYERS NOTE

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. 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

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.

## EPC RATING

The EPC rating for this property is C78



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.

2ND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

3RD FLOOR  
450 sq.ft. (41.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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.