



92 Eastlands, New Milton, Hampshire. BH25 5PH

£199,950



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





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A spacious well presented two bedroom first floor flat located within a short walk of New Milton Town Centre. Features of the property include private entrance, sitting/ dining room, bathroom, parking area adjacent and communal gardens. No age restrictions



ENTRANCE (5' 3" X 4' 5") OR (1.61M X 1.35M)

Accessed via UPVC double glazed door with matching side screen. Coved and textured ceiling, wall uplighter, wall mounted heater, staircase to first floor landing with triangular shaped window flooding the area with natural light. Double opening coats storage cupboard at the bottom of stairs providing access to safety trip consumer unit. Smoke detector. At the top of the stairs there is access to loft, smoke detector, wall uplighter and additional storage cupboard which has a fitted shelf within. Multi-glazed door provides access to:

SITTING ROOM/DINING ROOM (13' 7" X 13' 4") OR (4.14M X 4.06M)

Coved and textured ceiling, numerous wall uplighters, heater, TV aerial point, power points, door to Inner Hall and opening provides access to:

KITCHEN (7' 4" X 7' 4") OR (2.24M X 2.24M)

Ceiling light, UPVC double glazed window with view of street scene adjacent. Light Maple fronted kitchen units with stainless steel style handles, bricklet style tiled splash backs with Granite style work tops with stainless steel sink with single drainer with swan necked mixer tap. Fitted Cooke and Lewis ceramic hob with touch screen controls, Lamona oven and grill beneath with Zanussi filter canopy above. Tiled flooring, space and plumbing for automatic washing machine. Frosted glazed display cabinets. Stainless steel switches and sockets. Eye level cupboards, pantry style cupboard.

INNER HALL (2' 10" X 6' 2") OR (0.87M X 1.87M)

Smoke detector, access to loft via roof hatch. Ceiling light, door provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving above with fitted immersion heater.

BEDROOM 1 (11' 1" X 10' 6") OR (3.38M X 3.20M)

Coved and textured ceiling, two wall uplighters. Two sets of UPVC double glazed windows facing an Easterly aspect with fitted window blinds, wall mounted electric heater, power points.

BEDROOM 2 (10' 6" X 8' 0") OR (3.20M X 2.43M)

Coved and textured ceiling, wall uplighter, two sets of UPVC double glazed windows facing an Easterly aspect with fitted window blinds. Power points, wall mounted electric heater, double opening storage cupboard provides access to hanging rail with fitted shelf above.

BATHROOM (7' 3" X 5' 8") OR (2.21M X 1.72M)

Coved and smooth finished ceiling, opaque UPVC double glazed window. Ceiling light, white suite comprising panelled enclosed bath with glazed shower screen with adjustable shower attachment above. Low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste. Wall mounted mirror fronted medicine cabinet above with storage cupboard beneath. Fully tiled walls, fully tiled flooring, electric chrome effect towel rail.

OUTSIDE

There is a parking area close by and mainly lawned communal gardens to the front and rear of the building.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there is 158 years remaining on the current lease. There was 199 year lease which started in 1985. The maintenance is £1,065.00 per annum. Ground Rent is £125.00 per annum.

VIEWING ARRANGEMENTS

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 proceed to the traffic lights and turn right into Station Road. Proceed to the end and turn left at the roundabout into Lymington Road. Turn left at the next roundabout into Caird Avenue, first left into Ashington Park and first left again into Eastlands. There is a pedestrian walkway opposite which leads into Newlands Road which is a short cut into Town.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

TENURE

The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is D62



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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.