

3 Parkland Place, 39/41 Old Milton Road, New Milton, BH25 6DJ



£159,950



9 Old Milton Road
New Milton
Hampshire
BH25 6DQ

www.rossnicholas.co.uk

Tel: 01425 625500
Fax: 01425 625501
sales@rossnicholas

A two bedroom two bathroom first floor apartment with balcony located within level walking distance of New Milton town centre. The flat is accessed via two sets of electronic gates leading to secure parking and lift or stairs provide access to all floors.

APPROACHED VIA

Secure gated entrance either from Old Milton Road or Crossmead Avenue providing access to secure parking bay and visitor bays. The building benefits from two entrances with the first entrance located on the right-hand side of the rear section of the building providing access to the communal corridor leading to stairs and lift access to all floors with Flat 3 being located on the first floor with door providing access to the outside balcony leading to the front doors of Flats 2 and 3 with quarry tiled flooring, outside light, view over rear car park and door with spy hole and brass door furniture provides access to:

ENTRANCE HALL 6.06m x 0.96m 19'11" x 3'2"

Coved and smooth plastered ceiling, three ceiling light points, radiator, entry phone, power points, door provides access to airing cupboard with radiator within and slatted shelving, access to stop cock, alarm system, door provides access to coats/broom cupboard with access to electric meter and safety trip consumer unit, door provides access to:

SITTING/DINING ROOM 6.78m x 3.43m 22'3" x 11'3"

Ornately coved and smooth plastered ceiling, numerous power points, TV aerial point, radio aerial point, telephone point, two radiators, double opening doors provide access to balcony with views over Old Milton Road with views towards New Milton recreation ground which is situated virtually adjacent, outside wall lantern.



KITCHEN/BREAKFAST ROOM 3.43m x 2.65m 11'3" x 8'8"

Coved and smooth plastered ceiling, four ceiling downlights, double glazed window overlooking rear aspect, double glazed door providing access to rear balcony enjoying the morning sun and views over the car park. Limed Oak style finish kitchen units, comprehensive range of eye level and floor standing storage space. Laminated roll top work surfaces with four ring Neff gas hob. Concealed extractor hood above, Neff fan assisted single oven and grill. Integrated fridge and freezer. One and a half bowl sink unit with single drainer and swan necked mixer taps, integrated dishwasher, under pelmet kitchen lighting. Cupboard provides access to Glow Worm gas fired central heating boiler, attractive tiled splash backs, telephone point, TV aerial point, double panel radiator, Vinyl flooring, space for breakfast table.



BEDROOM ONE 3.46m x 3.30m 11'4" x 10'10"

Coved and smooth finished ceiling, two ceiling light points, double glazed window facing front aspect, radiator with independent thermostat, power

points, TV aerial point, range of fitted wardrobes to one wall with hanging and shelving within, door provides access to:



EN-SUITE SHOWER ROOM 1.78m x 1.80m 5'10" x 5'11"

Coved and smooth plastered ceiling, ceiling downlights. One shower light, white suite comprising low level WC pedestal wash hand basin with mirror and strip light above, glazed shower cubicle with shower attachment above. Ceiling extractor, radiator, tiling to half height.



BEDROOM TWO 3.42m x 3.64m 11'3" x 11'11"

A fantastic sized double bedroom with coved and smooth plastered ceiling, ceiling light point, double glazed window facing rear aspect, double panel radiator, power points, range of fitted wardrobes with hanging and shelving within.



BATHROOM 2.38m x 1.74m 7'10" x 5'9"

Coved and smooth finished ceiling, four ceiling downlights. White suite comprising panel enclosed bath with twin hand grips with mixer taps and separate shower attachment. Low level WC. Pedestal wash hand basin with monobloc mixer tap with pop-up waste with mirror, strip light and shaver socket above, tiling to half height. Vinyl cushion flooring, radiator.



OUTSIDE

The building as mentioned can be approached via two entrances with the wrought iron gates being operated by remote control. The front gates facing Old Milton Road have an intercom system which connects into each flat.

CAR PARK

Each flat has an allocated parking bay which is clearly numbered. There are seven visitor bays, low voltage lighting, outside water tap, two sets of double opening doors provide access to the concealed dustbin area which is cleared by New Forest district Council each week.

SERVICE CHARGE & LEASE

The term of the lease is 99 years from 25 December 2000 and the current

service charge is £984.10 half yearly in advance for the current period and £537.65 property owner's insurance. The half yearly ground rent is £150

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 turn left the proceed until reaching the junction with Gore Road and Parkland Place is located on the left.

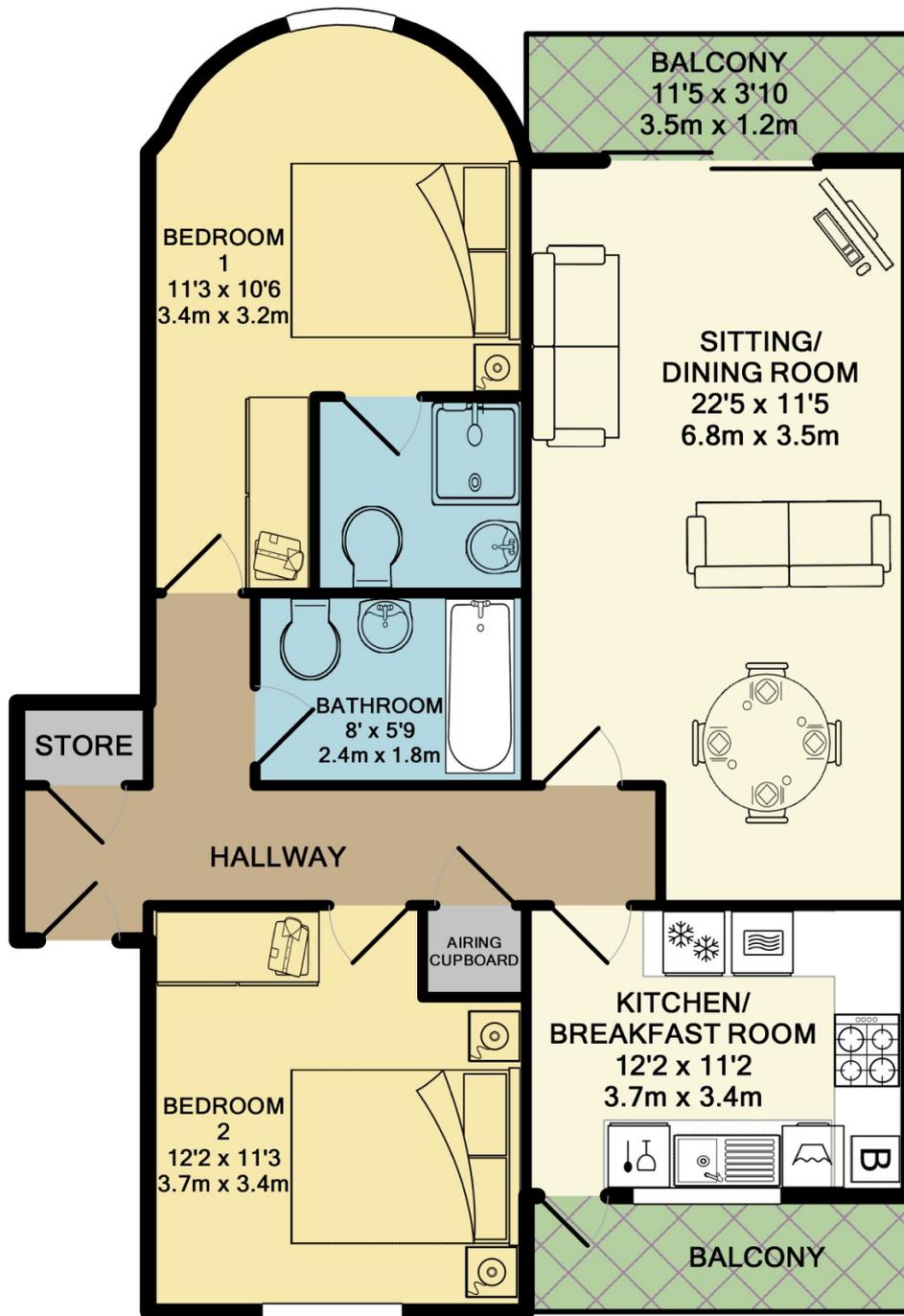
WEB SITE

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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.





TOTAL APPROX. FLOOR AREA 807 SQ.FT. (74.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	75
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	75
England & Wales	EU Directive 2002/91/EC		

