

1 The Firs, 55 Western Avenue, BH25 7QA



£234,950



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

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A two bed roomed ground floor flat with own private entrance conveniently located within a short walk of Barton cliff top and enjoying numerous features including kitchen/ breakfast room, en-suite shower room, off road parking, garage, UPVC double glazing and private communal gardens.

### **ENTRANCE HALL**

Accessed by double glazed panelled front door. Coved ceiling, ceiling light point, electric heater, power points, airing cupboard housing pre-lagged hot water cylinder with fitted immersion and slatted shelving.

### **LOUNGE/DINING ROOM 4.4m x 3.5m 14'5" x 11'6"**

Aspect over the front elevation through UPVC double glazed windows. Ceiling light point, electric heater, power points and T.V ariel point..



### **KITCHEN 3.0m x 2.7m 9'10" x 8'10"**

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated fridge and freezer unit. Electric oven with matching hob over and stainless steel canopy extractor fan. Fitted washer/dryer, eye level storage cupboards. Part tiled wall surrounds, tiled flooring, cupboard housing electric fuse

box.



### **BEDROOM ONE 4.4m x 3.0m 14'5" x 9'10"**

Aspect over the front elevation through UPVC double glazed window. Ceiling light point, electric heater, power points. TV aerial point.



### **EN-SUITE SHOWER ROOM**

Fully tiled walls complimenting the white suite. Low level WC, wall mounted wash hand basin with monobloc mixer tap, double shower cubicle with sliding doors and fitted shower unit. Large wall mounted mirror, ceiling light point, chrome heated towel rail, extractor fan, medicine cabinet, tiled flooring.

### **BEDROOM TWO 3.8m x 2.3m 12'6" x 7'7"**

Aspect over the rear elevation through UPVC double glazed windows overlooking communal gardens. Coved ceiling, ceiling

light point, electric heater, power points.



### **BATHROOM**

Obscure UPVC double glazed window facing rear elevation. Coved ceiling, ceiling light point, fully tiled walls complimenting the white suite comprising panelled bath unit with central monobloc mixer tap and shower attachment. Low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, two large storage cupboards.



### **OUTSIDE**

The property benefits from a private entrance and area of lawn. The front elevation is mainly laid to lawn with shrub and flower beds and the garden is bounded behind hedging. The rear communal gardens are mostly laid to lawn and are enclosed behind panelled fencing and enjoys a sunny

aspect. Outside private water tap.

### **GARAGE**

There is a parking space in front of the garage with garage having an up and over door and eaves storage.



### **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 down to the

junction with A337 Lymington Road and continue until reaching Western Avenue on the left. Turn into Western Avenue and The Firs will be found on the left.

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

### **SURVEY**

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

### **PLEASE NOTE**

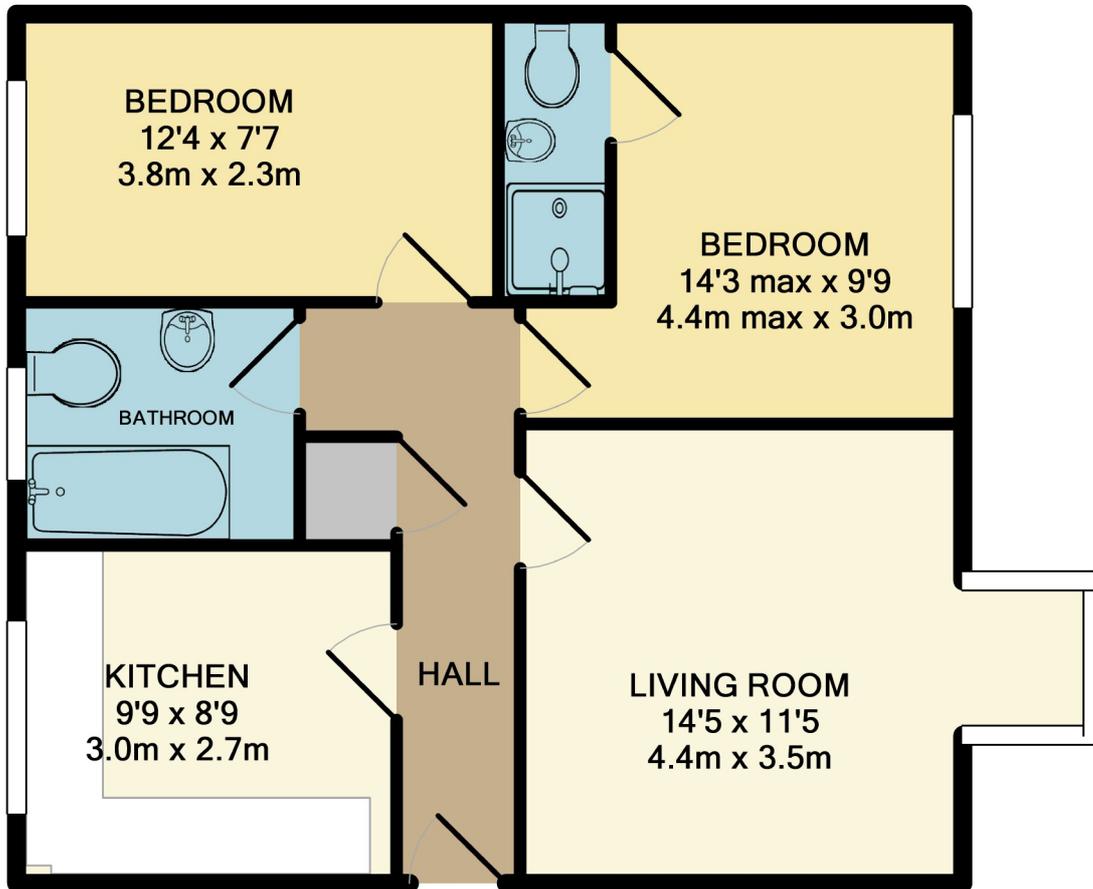
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be

inferred that any item shown is included with the property.

### **LEASE & OUTGOINGS**

We understand from the Vendor that the Lease is 83 yrs (99yrs on 29 Sept 2002). Ground Rent = £150 Per Year and Maintenance approximately £600. PA





TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		62	70
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	70
England & Wales	EU Directive 2002/91/EC		

