

Flat 3 The Mount, New Milton, BH25 6NT



£239,950



9 Old Milton Road
New Milton
Hampshire
BH25 6DQ

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A beautifully presented first floor apartment close to the town centre with share of Freehold. The apartment is situated in an attractive development of only four flats and benefits from a modern kitchen/dining room, Sitting Room, Two bathrooms. Two bedrooms, garage and visitor parking.

**ENTRANCE PORCH 0.91m x 0.68m
3'0" x 2'3"**

Communal Entrance with entry phone provides access to communal front door with door providing access to carpeted communal corridor leading straight to first floor. Access to two flats with Flat 3 being located on the right-hand side. Attractive Oak veneer door with spy hole, letter box, Yale and Chubb locks providing access to entrance lobby with ceiling light, alarm system panel and further Oak veneered door provides access to:

**ENTRANCE HALL 3.60m x 0.90m
11'10" x 2'11"**

Coved and smooth finished ceiling, access to loft via roof hatch, ceiling light point, radiator with independent thermostat, power points, wall mounted central heating thermostat, door provides access to boiler cupboard housing Baxi wall mounted combination gas fired central heating boiler with slatted shelving beneath and multi-glazed door provides access to:

**SITTING ROOM 5.60m x 3.71m 18'4"
x 12'2"**

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window overlooking a Westerly direction over Mount Avenue with double panelled radiator beneath with independent thermostat. Power points, TV aerial point, additional double panelled radiator with independent thermostat.



**KITCHEN/DINING ROOM 4.98m x
3.26m 16'4" x 10'8"**

Smooth finished ceiling gently slopes to the dormer window overlooking the front of the building towards Mount Avenue, kitchen is still like new with

comprehensive range of eye level and floor mounted light wood effect units with silver coloured handles with extensive range of work surfaces with stainless steel sink with single drainer and swan necked mixer tap over, fitted stainless steel four ring gas hob with extractor canopy above. Stainless steel double oven with grill (as new) with storage cupboards above and beneath. Space and plumbing for automatic washing machine, integrated fridge and freezer, integrated full size dishwasher. Attractive tiled splash backs, numerous power points, telephone point, tiled flooring, space for dining table, double panelled radiator with independent thermostat, under pelmet kitchen lighting, pan drawers and cutlery drawer.



**BEDROOM ONE 3.60m x 3.33m
11'10" x 10'11"**

Coved and smooth finished ceiling, UPVC double glazed window overlooking the rear of the building with double panelled radiator beneath with independent thermostat, TV aerial point and power points. Range of quality fitted wardrobes in a light Maple wood finish with hanging space and shelving within. Door provides access to:



**EN-SUITE SHOWER ROOM 2.22m x
1.54m 7'3" x 5'1"**

Coved and smooth finished ceiling, Manrose ceiling extractor, ceiling light point. Part tiled walls and fully tiled in shower cubicle area. Pedestal wash hand basin with monobloc mixer tap with vanity unit beneath. Low level WC to one side with concealed cistern with push button flush, storage cupboards. Chrome effect towel rail, shaver socket, glazed door provides access to shower cubicle with thermostatically controlled shower mixer with adjustable shower attachment above.



**BEDROOM TWO 3.59m x 2.93m 11'9"
x 9'7"**

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking the rear aspect with double panelled radiator and independent thermostat beneath. TV aerial point, power points, range of fitted wardrobes with a mixture of shelving and hanging within.



**MAIN BATHROOM 1.90m x 1.85m
6'3" x 6'1"**

Coved and smooth finished ceiling, Manrose ceiling extractor. Ceiling light point. UPVC double glazed window facing side aspect. White suite comprising panelled enclosed bath with mixer taps and shower attachment with pull across shower curtain with tiling to full height over bath area. Low level WC

with concealed cistern with push button flush. Wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath. Heated chrome effect towel rail. Tiling to half height to remainder of bathroom. Fully tiled flooring.



OUTSIDE & GARAGE

Each flat benefits from a garage with visitor parking bays, outside water tap and low voltage lighting. To one side of the garage is a concealed dustbin area which benefits from outside light. Small lawned area with Oak tree to one corner. The gardens are well maintained and looked after by the Management Company.



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 turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Take the first left into Mount Avenue.

WEB SITE

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

SERVICE CHARGES

£750 Paid half yearly which includes a sinking fund. Building managed by HPM in Highcliffe.

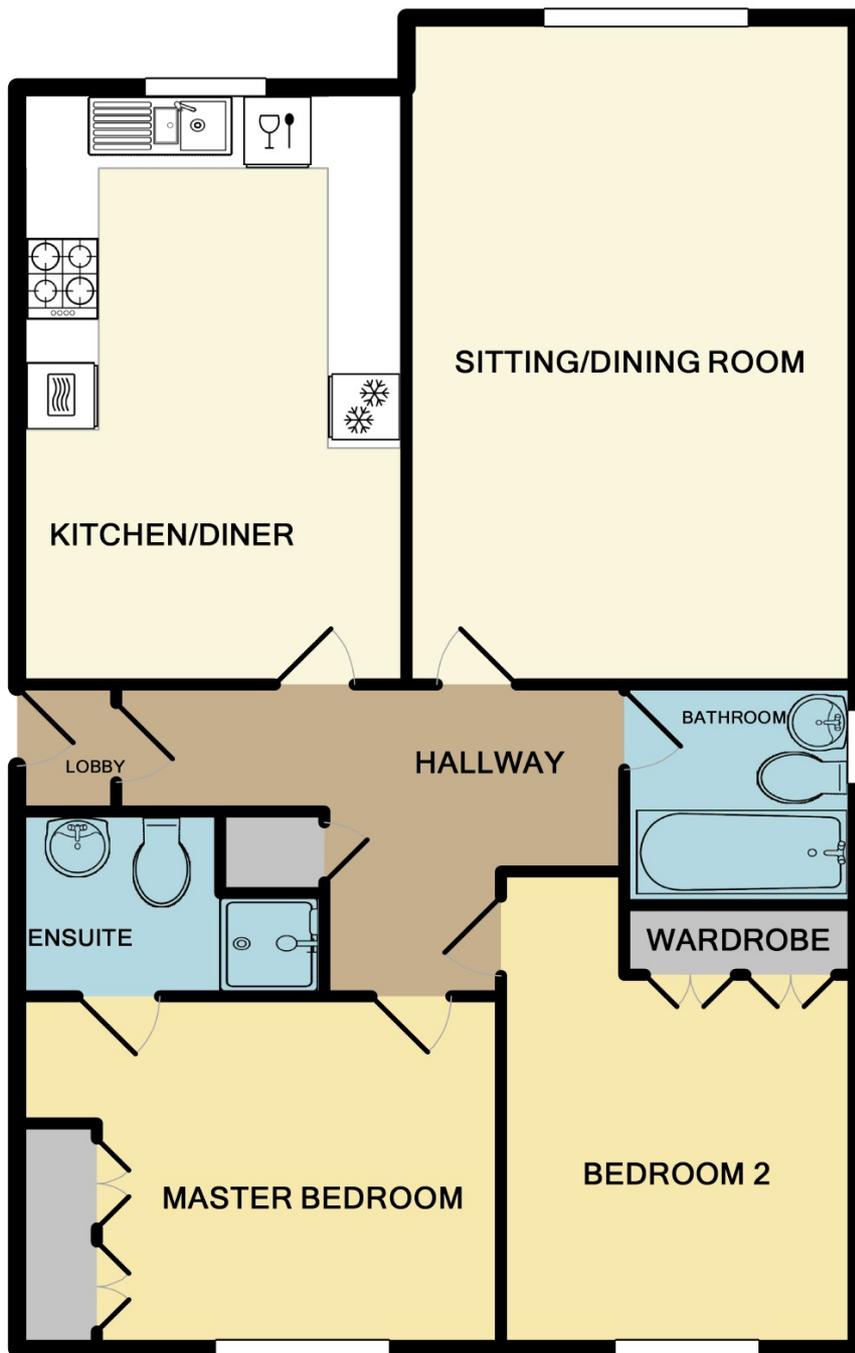
SURVEY

Require a survey? Visit our website 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.





TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 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) 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			
		77	79
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			
		78	79
England & Wales	EU Directive 2002/91/EC		

