

# 11 Parkland Place, New Milton, BH25 6DJ



Asking price £229,950



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

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A SPACIOUS THREE BEDROOM, THREE BATHROOM second floor apartment available with no onward chain. Recently redecorated, prominent location overlooking beautifully kept park area, lifts to each floor, property is ideally located for New Milton town centre, schools and leisure facilities.

#### **COMMUNAL CORRIDOR**

Accessed via communal ground floor entrance with entry phone system. The corridor is well lit and presented to a good standard with staircase or lift providing access to second floor.

#### **MAIN FRONT DOOR ENTRANCE**

Timber Georgian style door with brass door furniture and letter box leads to 'L' shaped entrance hall.

#### **ENTRANCE HALL 9.79m x 1.00m 32'1" x 3'3"**

Large in size with coved and smooth finished ceiling, four light points, two smoke detectors, access to loft with pull down loft ladder, door provides access to airing cupboard with slatted shelving within, radiator with independent thermostat, entry phone, wall mounted digital central heating thermostat, second single panelled radiator with independent thermostat, access to consumer unit and double opening doors provide access to impressive sitting/dining room

#### **SITTING/DINING ROOM 9.09m x 4.42m 29'10" x 14'6"**

Coved and smooth finished ceiling, two ceiling light points, three Velux windows facing towards New Milton recreation ground. Attractive turret style window overlooking New Milton recreation ground and an additional double glazed window facing a Westerly direction. Two double panelled radiators both with independent thermostats, numerous power points, TV aerial connection point, telephone connection point.



#### **KITCHEN 3.11m x 2.98m 10'2" x 9'9"**

Smooth finished ceiling with ceiling downlights, Velux window facing rear aspect towards Crossmead Avenue. Well fitted limed Oak style kitchen comprising one and a half bowl sink unit with single drainer with swan necked mixer tap. Fitted Neff four ring gas hob with concealed extractor above. Neff fan assisted eye level oven and grill, integrated fridge and freezer, full size Neff dishwasher, integrated Hotpoint washer/dryer, radiator, under pelmet kitchen lighting, tiled splash backs, Vinyl cushion flooring, numerous eye level and floor mounted storage cupboards including cutlery drawer and pan drawer beneath.



#### **BEDROOM ONE 4.74m x 3.28m 15'7" x 10'9"**

Coved and smooth finished ceiling, ceiling light point, floor to ceiling height window overlooking New Milton Recreation ground (West) Double panelled radiator, power points, telephone point, range of fitted wardrobes to one wall, TV aerial point. Door provides access to:



#### **EN-SUITE SHOWER ROOM 2.17m x 1.49m 7'1" x 4'11"**

Coved and smooth finished ceiling, ceiling downlights, ceiling extractor, double glazed window facing rear aspect, glazed door provides access to decent size shower cubicle with thermostatically controlled shower mixer with adjustable shower attachment, low level WC, pedestal wash hand basin with monobloc mixer tap with strip light and shaver socket above. Tiling to remainder of shower room to half height, radiator, bathroom fittings.



#### **BEDROOM TWO 4.02m x 2.91m 13'2" x 9'7"**

Smooth finished ceiling which slopes to two sides, Velux window facing a Westerly aspect with views towards New Milton Recreation ground. Power points and door provides access to:



#### **EN-SUITE BATHROOM 2,54m x 1.64m 6'7" x 5'5"**

Velux window facing a Westerly aspect, corner panelled enclosed bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin with wall mounted mirror, strip light and shaver socket

above. Radiator, bathroom tiled to half height.

**BEDROOM THREE 3.63m x 2.91m  
11'11" x 9'7"**

Smooth finished ceiling which slopes to two sides. Velux window facing rear aspect, radiator with independent thermostat, power points, triple opening wardrobe.



**SHOWER ROOM 2.53m x 1.63m  
8'4" x 5'4"**

Coved and smooth finished ceiling, three ceiling downlights, ceiling extractor, part tiled walls and fully tiled walls above shower area. Glazed shower cubicle with thermostatically controlled shower mixer with adjustable shower attachment. Low level WC, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror, strip

light and shaver socket above, radiator.



**OUTSIDE**

The property benefits from one allocated parking bay with numerous visitor bays if required. The car park is in a gated community and therefore fairly secure and can be accessed via a remote control or by the intercom. The building benefits from an outside water tap, low voltage lighting, bin storage to one corner.

**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 the road past Elm Avenue on the left and Parkland Place will be found shortly on the left.

**WEB SITE**

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

**MAINTENANCE FEES**

Maintenance £1,603 half yearly.  
Insurance £202 per annum.  
Ground rent £150 half yearly.  
Total annual maintenance cost £3,709.12

**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.





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			
		80	81
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			
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