



**6 Homemill House Station Road, New Milton, Hampshire. BH25 6HX**

**£94,950**



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







## 6 Homemill House Station Road, New Milton. BH25 6HX

**£94,950**

A stunning refurbished one bedroom first floor apartment set in this popular retirement block in the heart of New Milton town centre. The property benefits from bright accommodation, modern Kitchen and Shower Room and has an extended lease of around 107 years remaining.



## **COMMUNAL ENTRANCE**

Located on Station Road and accessed via a Secure entry phone system. Stairs and lift rise to all floors.

## **ENTRANCE HALL**

Personal entrance door with spyhole, ceiling light point, entry phone system with careline pull cord. Large storage cupboard with consumer unit and electric meter and light point. Doors to all rooms.

## **OPEN PLAN KITCHEN/ LIVING/DINING ROOM (24' 6" X 10' 7" MAX) OR (7.46M X 3.23M MAX)**

Narrowing to 2.26m in the Kitchen. The Kitchen comprises a good range of modern base and wall mounted units with areas of laminate work surface over, breakfast bar style dining with space for 2/3 people. Inset four ring ceramic hob with oven beneath and concealed filter extractor over. Integrated fridge with freezer compartment. Inset stainless steel sink unit with mixer tap over and drainer adjacent. Under cupboard lighting and wall strip light point. The Living area benefits from a large Creda electric radiator with digital thermostat, two double glazed windows to the rear aspect, power points, some with USB points and a television point.

## **BEDROOM (15' 5" X 8' 9") OR (4.71M X 2.67M)**

A nice bright room with double glazed window to the rear, built-in wardrobe with hanging rail and shelving over. Ceiling light point, power points, wall mounted electric radiator with digital thermostat.

## **SHOWER ROOM**

Fitted with a modern suite comprising walk-in shower cubicle with glazed screen and chrome Bristan fittings, low level flush, concealed cistern style WC and inset wash hand basin with vanity unit beneath. Chrome ladder style towel radiator, wall light point.

## **COMMUNAL FACILITIES**

On the first floor there is a residents lounge used by the residents and their guests where regular events are organised by the house manager. Just off of the lounge is a delightful roof garden with seating available. There is also a Guest Suite which can be booked with the house manager for guests of the owner for a fee, usually around £35 per night.

## **LEASEHOLD & MAINTENANCE FEES**

We understand that the property benefits from an extended lease of around 107 years remaining. We await confirmation of the service charge and annual maintenance charge payable for the property.

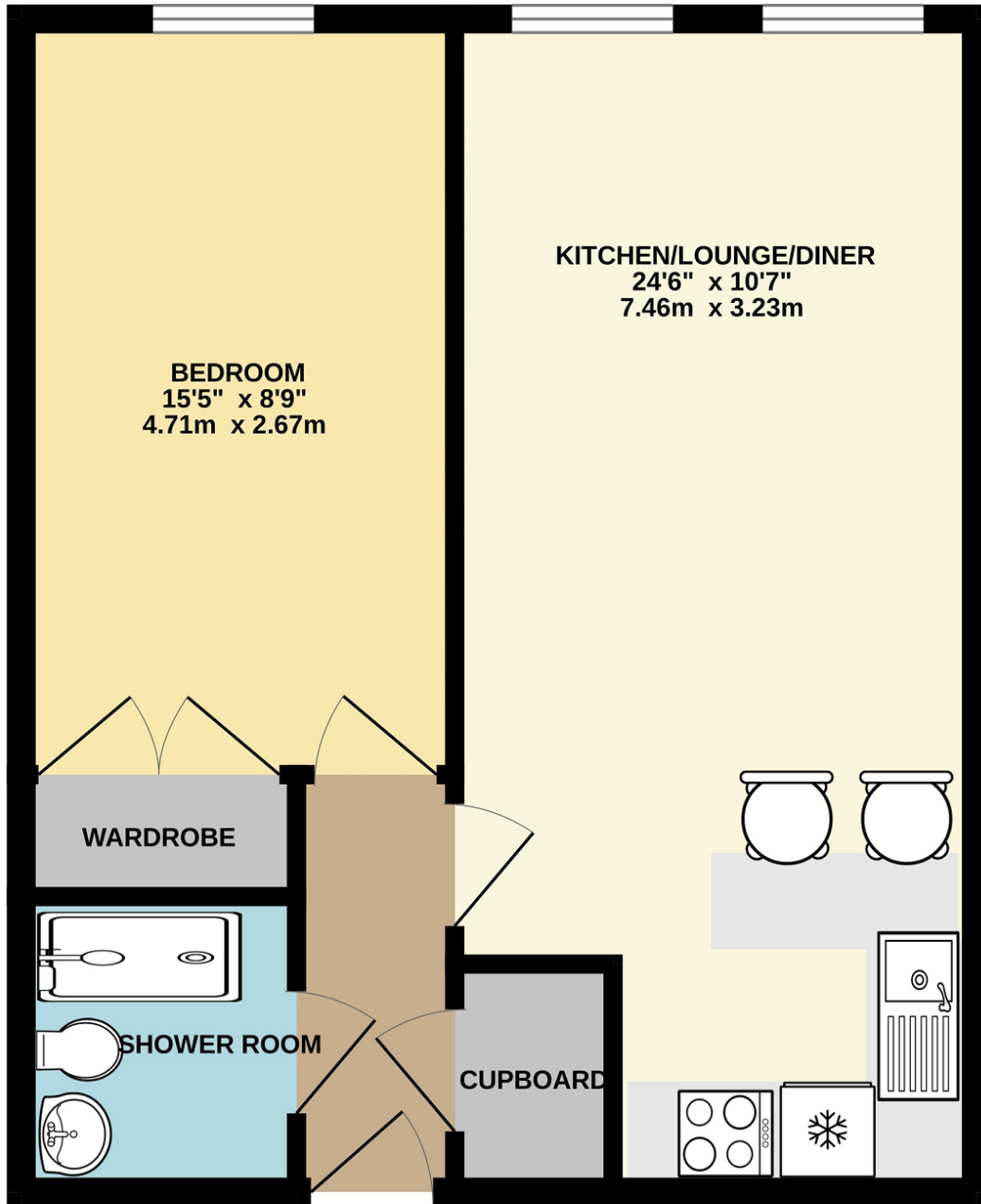
## **DIRECTIONAL NOTE**

From our office in Old Milton Road turn left at the traffic lights onto Station Road and proceed up the High Street towards the train station. The entrance to the development will be found signed between Brewers Decorating centre and the Pet Shop.

## **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.

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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