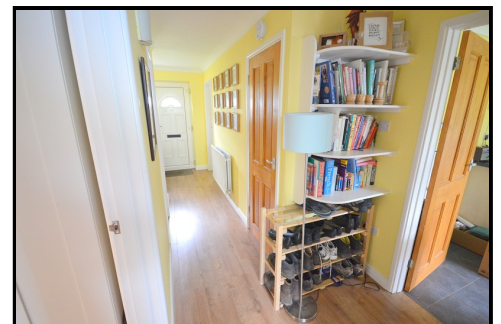




14 Miller Close, Ashley, New Milton, Hampshire, BH25 5AT.

Guide Price £230,000



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

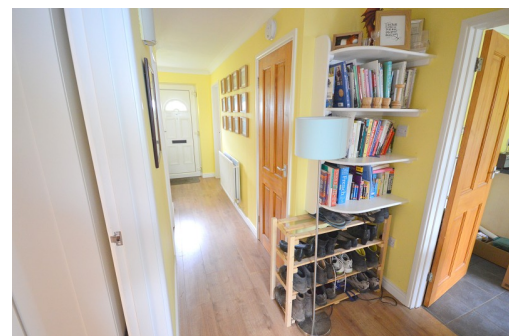




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Guide Price £230,000

NO FORWARD CHAIN - EXTENDED LEASE - A spacious Two Double Bedroom Ground Floor Flat located in a quiet cul-de-sac enjoying mature front and rear gardens. Other features of the property include Living Room, Kitchen, Utility Room, Off Road Parking for two vehicles, Gas Fired Central Heating, Large Cabin/Summerhouse, Balance of Extended 250-year Lease and No Forward Chain. Viewing advised, Sole Agents.



COVERED ENTRANCE

UPVC double glazed front door with matching side screen providing access to:

ENTRANCE HALL

Coved and smooth finished ceiling, double panelled radiator, smoke detector, power points, large walk-in coats cupboard with ceiling light and shelving.

SITTING ROOM (12' 8" X 13' 0") OR (3.86M X 3.95M)

Aspect to the front elevation through UPVC double glazed window overlooking private garden. Coved ceiling, ceiling light point, smoke detector, power points, TV aerial point. Feature ornate fire with tiled surround, stone hearth and Oak mantel. Shelving to either side.

KITCHEN (10' 1" X 10' 5") OR (3.08M X 3.17M)

Aspect to the rear elevation through UPVC double glazed window overlooking private rear garden, coved ceiling, ceiling light point, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted stainless steel electric oven with recess for microwave over. Fitted electric hob with stainless steel extractor fan over. part tiled wall surrounds, additional working space with storage cupboards beneath, door providing access to under stairs storage and door providing access into:

UTILITY AREA

Smooth finished ceiling, recessed lighting, panelled radiator, recess for fridge/freezer, worktop with drawer and cupboard beneath, recess for washing machine and space to side for tumble dryer, wall mounted gas fired combination boiler, part tiled wall surrounds, power points, recessed shelving. UPVC double glazed french doors providing access to rear garden.

BEDROOM 1 (11' 11" X 11' 9") OR (3.63M X 3.59M)

Aspect to the front elevation through UPVC double glazed window overlooking private front garden. Coved and smooth finished ceiling, ceiling light, panelled radiator, power points, fitted single wardrobe unit with storage over, thermostatic control for central heating.

BEDROOM 2 (11' 11" MAX X 10' 6") OR (3.62M MAX X 3.20M)

Aspect over the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, power points, single panelled radiator.

BATHROOM

Obscure UPVC double glazed window facing rear elevation. Coved ceiling, ceiling light point, fully tiled wall surrounds, white suite comprising low level WC, wash hand basin with monobloc mixer tap with storage beneath and wall mounted mirror fronted medicine cabinet over, large wall mounted mirror. Panelled bath unit with monobloc mixer tap and shower attachment. Panelled radiator.

OUTSIDE

One of the main features of the flat is the gardens, the front garden has a shingled area providing two off road parking spaces and a paved pathway provides access through the picket gate to the main front garden. There are two areas of shaped lawns with shrub and flower beds and they are enclosed behind close board fencing.

REAR GARDEN

the rear garden has an area of lawn adjoining the rear of the property and stepping stones providing access to a large cabin/summerhouse with covered veranda to front with covered seating. The remainder of the garden has been designed with numerous wild flowers and kitchen garden incorporating rhubarb, raspberries, redcurrants, plum and apple. There is a large green house located to the rear boundary with additional paved area to side, outside water gate and side gate providing access to pathway which provides access to the front elevation.

LEASEHOLD & MAINTENANCE FEES

The vendors inform us that there is approx 250 years remaining on the lease. The maintenance and ground rent is approximately £200.00 per annum.

VIEWING ARRANGEMENTS

Viewing 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 over the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley. Turn left into Ashley Common Road then take the third turning left into Miller Close.

WEBSITE

www.rossnicholas.co.uk

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.



TENURE

The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is D60

GROUND FLOOR 761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.