



**32 Longleat Gardens, New Milton, Hampshire. BH25 5XF**

**Guide Price £179,950**



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





## **32 Longleat Gardens, New Milton, Hampshire. BH25 5XF**

**Guide Price £179,950**

A well presented one bedroom ground floor flat offering a larger than average garden and located in a highly sought after location. Features of the property include Lounge/Dining Room, Bedroom, Bathroom, Conservatory and communal parking.



## LOUNGE/DINER (10' 10" X 10' 10") OR (3.29M X 3.30M)

Accessed via covered entrance with tiled floor and main front door. Aspect to the front elevation through UPVC double glazed windows. Ceiling light, modern electric consumer unit, power points, TV aerial, telephone point, wall mounted electric heater, large walk-in storage cupboard with light. Additional storage cupboard/desk incorporating shelving for small office area. Airing cupboard housing hot water cylinder and shelf.

## KITCHEN (10' 7" X 5' 9") OR (3.22M X 1.75M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, single bowl, single drainer stainless steel sink unit set into a work surface extending along one wall with drawers and cupboards beneath. Recess for washing machine. Electric cooker and three quarter height fridge/freezer. Tiled wall surrounds, small breakfast bar, eye level storage cupboards, door providing access into:

## CONSERVATORY (10' 8" X 8' 1") OR (3.25M X 2.46M)

UPVC double glazed construction with Polycarbonate roof and double opening French doors providing access onto rear garden. Tiled flooring, wall light, power points.

## BEDROOM 1 (10' 2" X 6' 7") OR (3.11M X 2.00M)

Aspect to the rear elevation. Ceiling light, power points, recessed double wardrobe with hanging rails and shelf.

## BATHROOM (3' 7" X 5' 9") OR (1.10M X 1.74M)

Ceiling light, part tiled wall surrounds, panelled bath unit with hot and cold taps, wall mounted Mira Shower unit, pedestal wash hand basin, low level WC, extractor fan.

## OUTSIDE

Paved stepping stone pathway provides access to the front door with the remainder of the garden being mostly laid to lawn with shrub and flower beds. There is a covered entrance with quarry tiled floor.

## REAR GARDEN

The garden is mostly laid to lawn with shrub and flower beds and there is a paved pathway extending to the rear boundary where there is a personal gate providing access onto communal pathway. The garden is bounded behind hedging, panelled and close board fencing. The garden enjoys a South/Westerly aspect.

## VIEWING ARRANGEMENTS

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road. Continue along Gore Road until reaching Stem Lane on the right. Proceed up Stem Lane and take the second entrance into Chatsworth Way then first right into Longleat Gardens.

## WEBSITE

[www.rossnicholas.co.uk](http://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.

## INFORMATION

The vendor informs us that the maintenance is paid on a as and when basis. There is a peppercorn Ground Rent and the lease is approximately 950 years in length.

## COUNCIL TAX

The council tax for this property is band B

## EPC RATING

The EPC rating for this property is C.



GROUND FLOOR



ROSS NICHOLAS NEW MILTON

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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