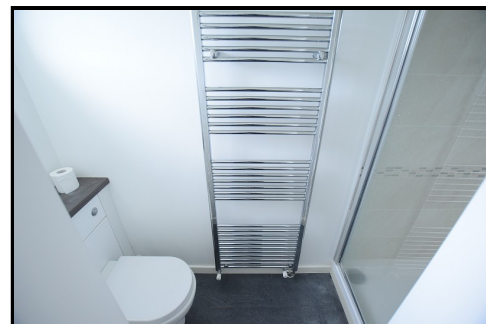




Flat 10 Richmond Court, Spencer Road, New Milton, Hampshire, BH25 6EP.

£249,950



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





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£249,950

A beautifully presented two bedroom ground floor flat with a long lease remaining. The flat is located in a convenient location close to main shopping area, mainline railway and bus routes and benefits from a garage in a nearby block.



COMMUNAL ENTRANCE DOOR

Entry phone system provides access to ground floor corridor which is well maintained and leads to the main front door with Yale Lock and Chubb Lock, letter box and spy hole, door provides access to:

ENTRANCE HALL (13' 6" X 6' 0") OR (4.11M X 1.82M)

L shaped entrance hall with coved and textured ceiling, ceiling light point, smoke detector, modern style radiator with Honeywell central heating thermostat with separate programmer for heated towel rail in cupboard. Airing cupboard with slatted shelving which has a heated towel rail, with electric element for summer months. mounted entry phone, power points, two sets of double opening storage cupboards which also houses the electric meter and safety trip consumer unit. square opening provides access to:

SITTING ROOM/DINING ROOM (19' 5" X 12' 8") OR (5.91M X 3.87M)

Two ceiling light points. Sliding patio doors flanking one wall providing views onto Spencer Road and direct access to ground floor patio. Double panelled radiator with independent thermostat, TV aerial point, Sky connection point, power points, telephone point, square opening through to:

KITCHEN (11' 10" X 7' 9") OR (3.61M X 2.36M)

Accessed via glazed door from Entrance Hall. Coved and textured ceiling, ceiling track light with numerous downlights connected. UPVC double glazed window overlooking rear communal gardens with fitted blind. Modern fitted kitchen with comprehensive range of eye level and floor mounted kitchen units with wood grain effect laminated working surfaces with stainless steel sink with single drainer with swan necked mixer tap in chrome. Stainless steel four ring Neff hob with glass splash back with Neff filter hood above, eye level Neff double oven and grill storage cupboards above and beneath. Floor standing Zanussi fridge/freezer, floor standing Hotpoint 7 kg washing machine and slimline Hotpoint dishwasher. Laminate tiled flooring, double panelled radiator with independent thermostat, upstands to work tops, numerous power points, eye level cupboard provides access to modern Glow Worm gas fired central heating boiler, switch and programmer for heated towel rail in bathroom.

BEDROOM 1 (11' 8" X 11' 6") OR (3.55M X 3.50M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front aspect with fitted vertical blind. Modern radiator beneath with independent thermostat, double opening wardrobe with mixture of shelving and hanging within. Built-in sliding wardrobe with wood veneered door with access to hanging rail and storage within. Power points.

BEDROOM 2 (12' 0" X 8' 0") OR (3.67M X 2.45M)

Coving to ceiling, ceiling light point, UPVC double glazed window to rear of building overlooking communal garden, fitted curtains, radiator with independent thermostat, power points.

BATHROOM (8' 0" X 5' 7") OR (2.43M X 1.69M)

Modern white suite comprising panelled enclosed bath with twin hand grips and mixer taps with tiled splash back, wash hand basin with monobloc mixer tap with adjoining mirror. UPVC double glazed window above and vanity unit beneath. Shaver socket to one side and square opening provides access to low level WC with concealed cistern with display mantel above. Push button flush, chrome effect heated towel rail, glazed shower door provides access to shower mixer bar with shower attachment and overhead rainwater shower. Tiling to full height in shower cubicle, two ceiling light points, laminate tiled flooring.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road. Take the first turning left into Spencer Road where Richmond Court will be found.

LEASEHOLD & MAINTENANCE FEES

Approximately 137 years left on lease. Maintenance £925 per half year to include ground rent.

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 D.

EPC RATING

The EPC rating for this property is C74.



GROUND FLOOR



ROSS NICHOLAS & COMPANY 01425 625500

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.