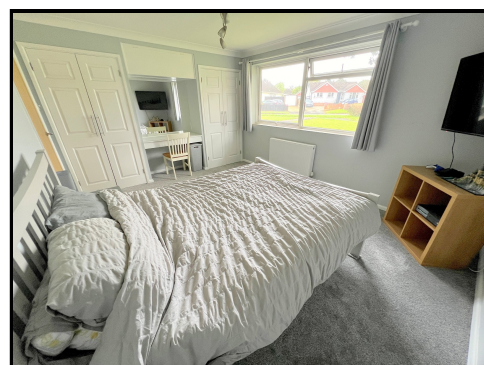
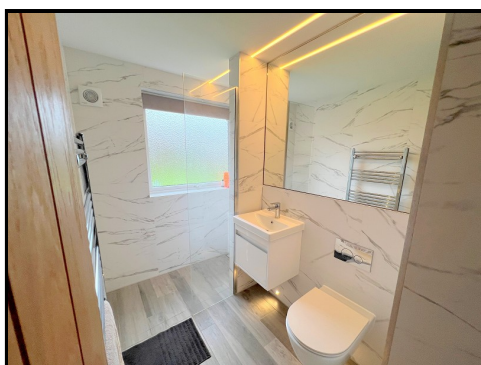




**Flat 2 Keswick Court Keswick Road, New Milton, Hampshire. BH25 5JQ**

**£269,950**



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





## Flat 2 Keswick Court Keswick Road, New Milton. BH25 5JQ

**£269,950**

A beautifully refurbished light and airy two double bedroom ground floor flat with private entrance set in large well kept communal grounds. Features of the property include UPVC double glazing, oak doors, gas fired central heating, garage in block, share of freehold, modern kitchen and shower room.



## ENTRANCE PORCH

Accessed via door, quarry tiled flooring, power point, ceiling light, door providing access to:

## ENTRANCE HALL

Smooth finished ceiling, ceiling light, double panelled radiator, power points, cupboard housing consumer unit.

## SITTING ROOM (13' 5" X 13' 3") OR (4.09M X 4.03M)

Aspect to the front elevation through UPVC double glazed windows with personal door providing access onto front. Double panelled radiator, recessed LED lighting strips, power points, wall connection set into a feature recess for wall hung television with range of storage cupboards beneath and full height storage unit to side.

## KITCHEN (12' 2" X 8' 10") OR (3.70M X 2.70M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting. Quartz work top with sunken sink with monobloc mixer tap, range of base drawers and cupboards beneath. Integrated dishwasher, washing machine, fridge and freezer. Electric stainless steel oven with storage above and beneath. Eye level storage cupboards, Neff induction hob with extractor fan over. Part tiled wall surrounds, power points, breakfast bar area with panelled radiator and serving hatch through to Sitting Room.

## INNER HALL

Smooth finished ceiling, ceiling light, double opening coats cupboard.

## BEDROOM 1 (13' 4" X 10' 0") OR (4.07M X 3.04M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, wall connections for wall hung television, two double wardrobe units with hanging rails and shelving with central dressing table with large mirror and additional storage over.

## BEDROOM 2 (10' 1" X 9' 10") OR (3.07M X 3.00M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, double wardrobe with hanging rail and shelf and additional cupboard to side with modern Glow Worm gas boiler.

## SHOWER ROOM

Obscure UPVC double glazed window to front, smooth finished ceiling, recessed LED lighting strip, open walk-in shower with rain effect shower head and shower attachment, low level wall hung WC with matching wash hand basin in side with storage beneath, tiled flooring, large mirror, heated towel rail.

## OUTSIDE

The front elevation is mainly laid to lawn and a paved private patio with personal pathway provides access along the side elevation leading to an enclosed private communal garden which is mostly laid to lawn, the property also benefits from a large communal drying area.

## GARAGE

Located in a nearby block with up and over door.

## LEASEHOLD & MAINTENANCE FEES

The vendor has informed us that there is a share of the freehold and there is £948 years remaining. The maintenance is approximately £800.00 per half year.

## 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 turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and then take the second turning right into Brook Avenue North. Follow this road bearing round to the right and at the junction Keswick Court will be found.

## PLEASE NOTE

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.

## COUNCIL TAX

The council tax for this property is band C

## EPC RATING

The EPC rating for this property is D67



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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