



What every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and not responsible 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.

Made with Metrcx ©2022



4 Swallows Ridge Osborne Road, New Milton, BH25 6FE

- Three Bedrooms
- Close To Amenities
- Bathroom & Ensuite
- Bright & Spacious
- Chain Free Sale
- Lift Access
- Garage With Power
- Balcony
- Well Appointed Kitchen
- Subject to probate



IMPRESSIVE MODERN APARTMENT!
We are pleased to offer as a chain free sale, this superb Pennyfarthings built three bedroom first floor flat with balcony and garage, and convenient location close to town/station.

Accommodation: Video entry phone system on the ground floor accesses the building, with a lift or staircase then lead to the first floor where the apartment will be found. This flat has a hallway with three cupboards giving good storage. There is a bright living/dining room with feature fireplace and which leads to the lovely balcony. There is a well appointed kitchen/breakfast room with Bosch appliances comprising gas hob, double oven, microwave and dishwasher. There are three bedrooms, two of which have fitted wardrobes, bedroom one has an ensuite shower room and there is a main bathroom with shower and bath. Both ensuite and bathroom have windows.

Outside there is a garage with electric door measuring 19' x 9'2". There are very pleasant communal gardens as well as the aforementioned balcony.

Lease: - We are informed that the most recent six monthly maintenance charge £1568 including top up of reserve, annual ground rent is £325, a pet can be had on license only and there are 112 years left on the lease (brand new 125 year lease in 2009).

Location: Walking distance of New Milton town center including railway station, restaurants/cafes, shops including M&S food, and a doctors surgery.

COUNCIL TAX BAND: C, TENURE: Leasehold