



1 bed studio flat to buy in BH25

62 Lymington Road, New Milton,
Hampshire, BH25 6PZ

£85,000 Starting Bid

H x1 D x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Charming Studio Flat
- ✓ Walking Distance to Shops &
- ✓ Allocated Parking Space
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000**** A neat and tidy first-floor studio flat located in a convenient position close to local amenities in New Milton. Ideal as a first-time purchase, investment property or low-maintenance coastal base.

THE SITUATION

The property sits in an extremely convenient location within New Milton, which itself falls within a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark. The property is also just a couple of minutes walk from Lidl Supermarket.

THE PROPERTY

Entering the building through the communal front door, a staircase leads up to the first floor and to the private entrance of the flat. The hallway offers a useful area for coats and shoes and gives access to both the bathroom and the main living accommodation.

Through the internal door, you enter the open-plan living and sleeping space. A large rear-facing window provides a pleasant north-westerly aspect over the car park and brings in good natural light. The room features a full run of fitted wardrobes along one wall, offering excellent storage, while still leaving ample space for a double bed and seating furniture.

A further door leads into the separate kitchen, which includes a range of wall and base units, space for a washing machine and fridge-freezer, a sink, oven with hob and extractor over, and another window overlooking the rear of the block.

The bathroom, accessed from the entrance hallway, comprises a WC, wash hand basin and bath with shower over and screen, along with a window for natural ventilation.

OUTSIDE

The flat on the first floor benefit from secure access via the communal front entrance, complete with an entry-phone system. The property also includes an allocated parking space located in the residents' car park at the rear of the building.

This Property currently has a Tenant-in-Situ paying £670 per month.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 989

Annual Ground Rent Amount: £1.00

Annual Service Charge Amount: £1,050.00

Price: Starting Bid £85,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

62 Lymington Road, New Milton, Hampshire, BH25 6PZ

Contact your local branch today for more information on this property:

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