



1 Magnolia House, Ashley Road, BH25 5BS

£160,000

Mitchells
1963 — TODAY

*1 Magnolia House
Ashley Road
Ashley
New Milton
BH25 5BS*

A modern two bedroom ground floor apartment situated in a convenient location within the popular village of Ashley and within easy walking distance of the local schools and shops. The property is offered with a long lease and other features include a modern kitchen and bathroom, UPVC double glazing, gas fired central heating, a double aspect sitting room and allocated parking. The property can be sold with a tenant in residence, if wanted.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking

The Property

Communal entrance hall.

Entrance hall with security entry system.

Good sized sitting/dining room benefitting from a double aspect.

Modern kitchen fitted with a range of white wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, four burner gas hob and extractor, integrated fridge, separate freezer and washing machine, tiled flooring, double aspect, recess ceiling spotlights and a wall mounted gas fired boiler concealed in cupboard.

Modern bathroom fitted with a white suite comprising a panel bath with mixer tap and an independent shower over, wash basin, WC, tiled flooring, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

Two bedrooms including one good sized double bedroom.

Gas fired central heating & UPVC double glazing.

Excellent buy to let or first time buy opportunity.



"Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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."

Plan produced using PlanUp.

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Services

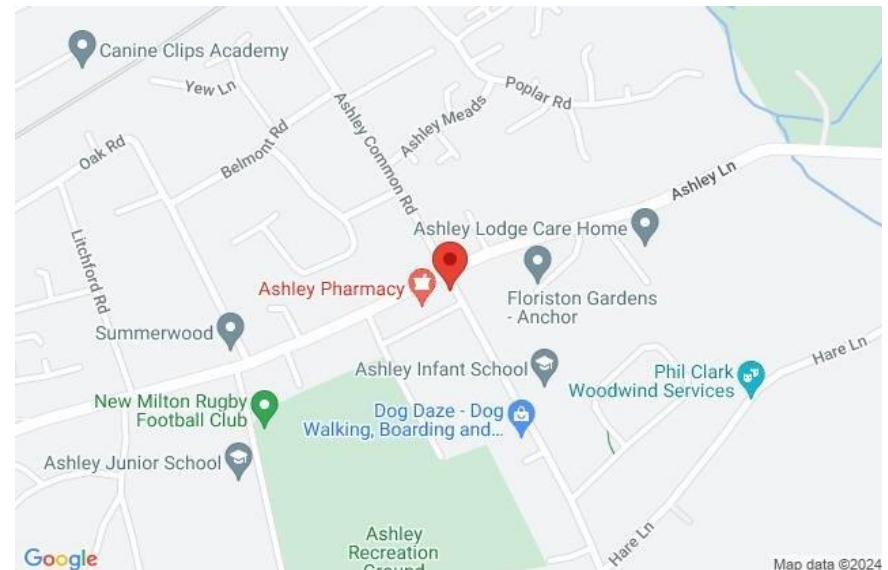
- Mains gas, electric, drainage and water
- Council Tax Band A
- Energy Performance Rating C
- Lease Length 108 Years
- Maintenance £800 per annum

Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of lights. Upon reaching the crossroads at the centre of Ashley turn right where Magnolia House will be found immediately on the right hand side.



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