



*6 Spencer Court, Spencer Road, BH25 6DD*

*£199,950*

**Mitchells**  
1963 — TODAY



*6 Spencer Court  
Spencer Road  
New Milton  
BH25 6DD*

A well presented two double bedroom top floor apartment situated in this conveniently positioned block within easy reach of New Milton town centre, the mainline railway station and the local schools. Other features of the property include a garage in block to the rear, a balcony, a good sized kitchen and an extended lease.

- Communal Entrance Hall
- Hall
- Sitting/Dining Room
- Balcony
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Garage
- Communal Grounds
- Vacant Possession
- No Forward Chain



## The Property

Entrance hall with airing cupboard.

Sitting/dining room with a feature timber fire surround with a stone effect backing and hearth, an inset flame effect electric fire, a lovely outlook over the communal grounds and a UPVC double glazed door provides access to the private balcony which also has lovely views over the communal gardens.

Kitchen/breakfast room fitted with a range of cream wall and base units with a timber effect worktop and an inset sink unit with a mixer tap over, breakfast bar, space for tall fridge freezer, cooker, washing machine, part tiled walls, glass fronted display cabinets, room for central breakfast table, extractor fan and outlook to the rear.

Two double bedrooms.

Fully tiled shower room fitted with a white suite comprising a corner shower cubicle with a Mira thermostatic control shower, wash basin with storage beneath, WC, recess ceiling spotlights and a UPVC double glazed window.





## *Gardens & Grounds*

Spencer Court stands in its own well maintained gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

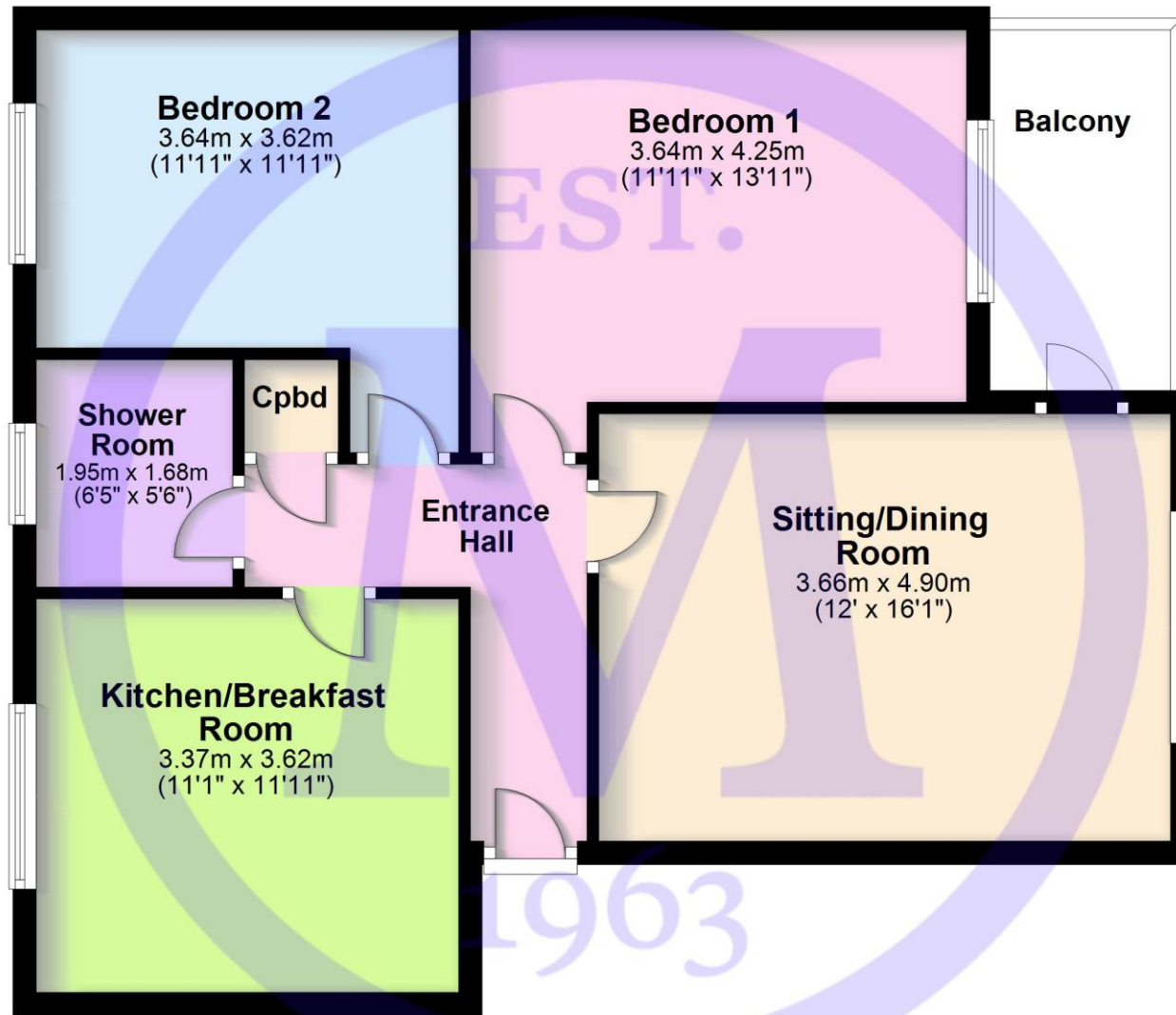
Garage and additional parking space in the block to the rear.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating D

## Second Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 sq. feet)

'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.

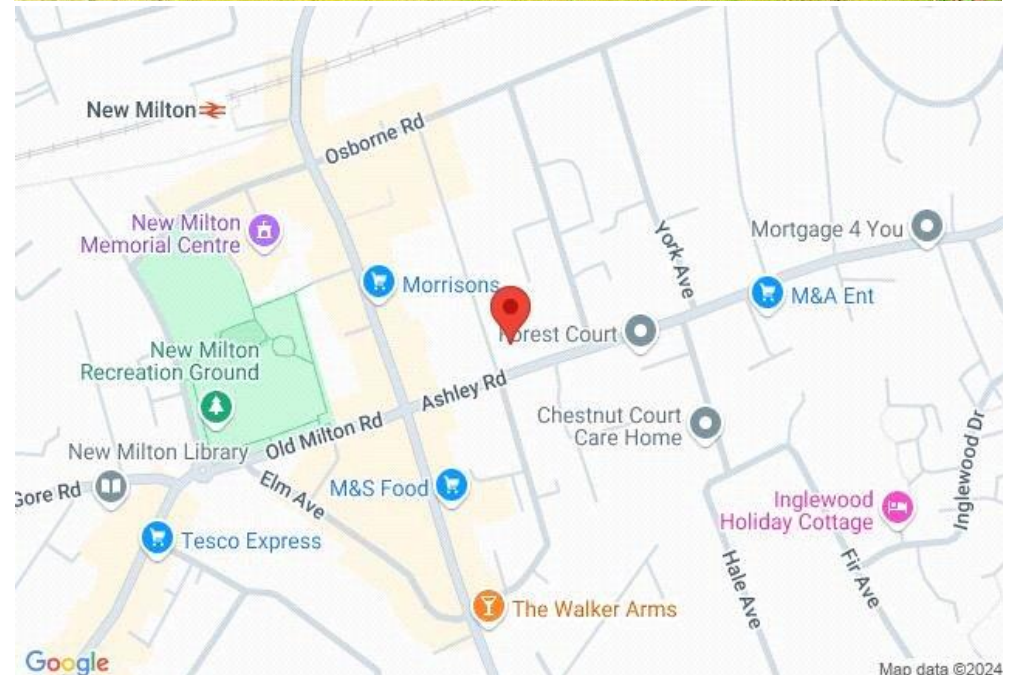


## Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road. At the traffic lights turn left into Spencer Road where Spencer Court will be seen immediately on the right hand side.





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