

10 ALDBURY COURT  
GROVE ROAD, BARTON ON SEA, BH25 7DJ





# 10 ALDBURY COURT

Grove Road, Barton on Sea, BH25 7DJ

A recently refurbished two bedroom ground floor apartment situated close to Barton on Sea clifftop and beach and Long Meadow. The property has been finished to a beautiful standard and is offered with vacant possession with features including a luxury kitchen, high specification bathroom, private patio and its own private front door.

- Entrance Hall • Sitting/Dining Room • Kitchen
- Two Bedrooms • En-Suite Shower Room • Family Bathroom
- Resident Parking • Patio • Communal Grounds



£309,950

## The Property

Entrance hall with laminate style flooring, electrical consumer unit and recess ceiling spotlights

The sitting/dining room is a lovely size with a bright and airy double aspect, recess ceiling spot lights, TV aerial point, plenty of space for three piece suite and two/four seater table and chairs and double casement doors lead out to a private patio and communal gardens

The high specification kitchen has a continuation of the laminate style flooring has white wall and base units with a contrasting timber effect worktop and built in appliances include a four burner electric hob, under counter oven, glass splash back with extractor fan, tall stand up fridge freezer, dishwasher, stainless steel one and a half bowl sink with mixer tap over and space and plumbing for a washing machine. There is a UPVC window and large larder style walk-in storage cupboard

The main shower room houses the airing cupboard with pressurised hot water cylinder, has a large walk-in double shower with thermostatic shower attachments, WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, mirror with built in light and shaver point and chrome heated towel rail

Bedroom two enjoys an outlook over the communal garden and would make an ideal single bedroom with TV aerial point and electric radiator

The master bedroom is a particularly good size with large walk-in wardrobe, plenty of space for double or king size bed and wardrobes and benefits from its own luxury en-suite shower room

The en-suite has tiled flooring, part tiled walls and has a modern suite comprising a panel bath with mixer tap over, glass shower screen and thermostatic shower attachments, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, chrome heated towel rail, extractor fan and wall mounted mirror with built in light and shaver point





## Gardens & Grounds

To the front of the property is a large area communal garden the upkeep of which is paid for out of the annual maintenance charge.

To the rear of the property is a large area of residents parking.

The property must be viewed to be fully appreciated.

This apartment benefits from its own private patio accessed via the sitting room.

## Services

Electric, drainage and water

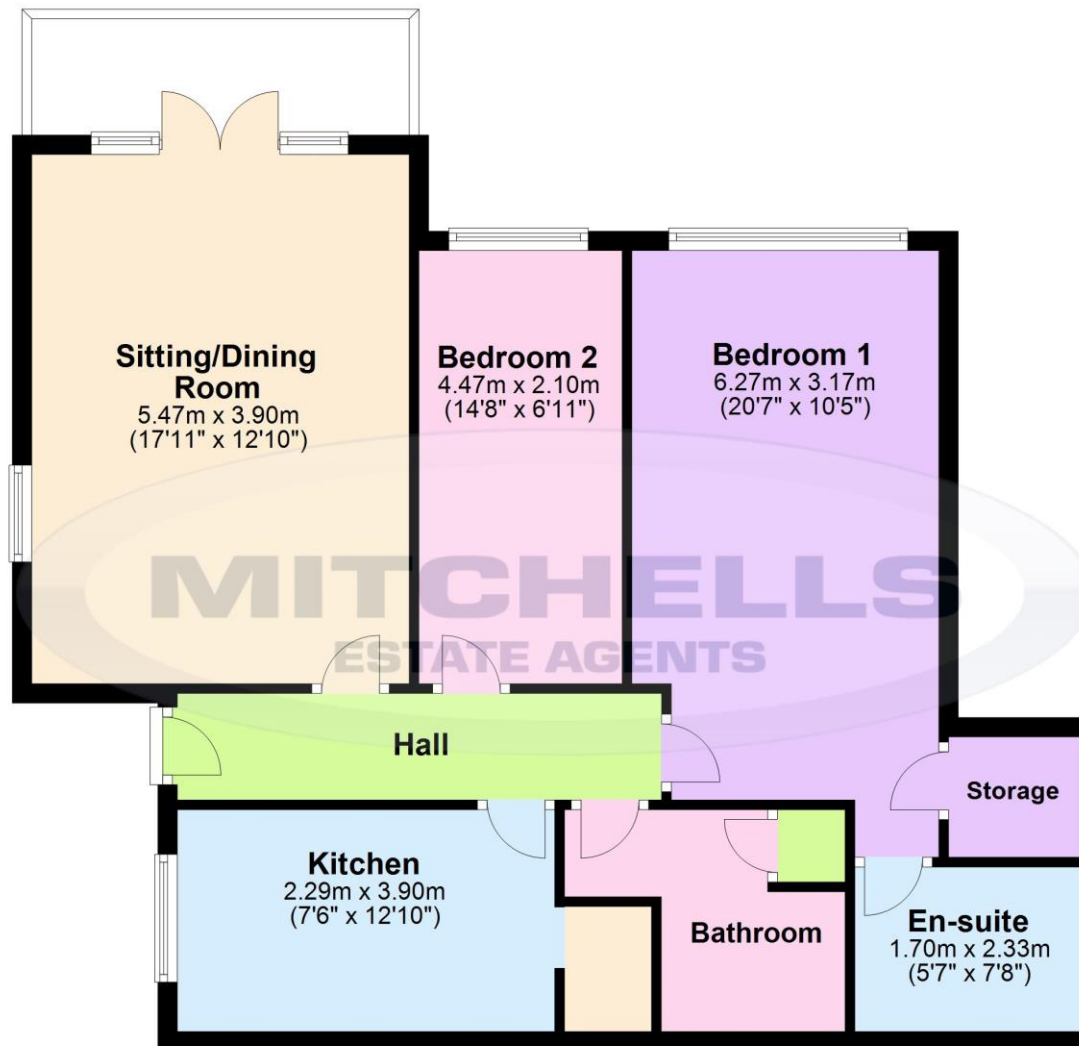
Council Tax Band C

Energy Performance Rating E Current 52 Potential 77



## Ground Floor

Approx. 81.8 sq. metres (880.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 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.

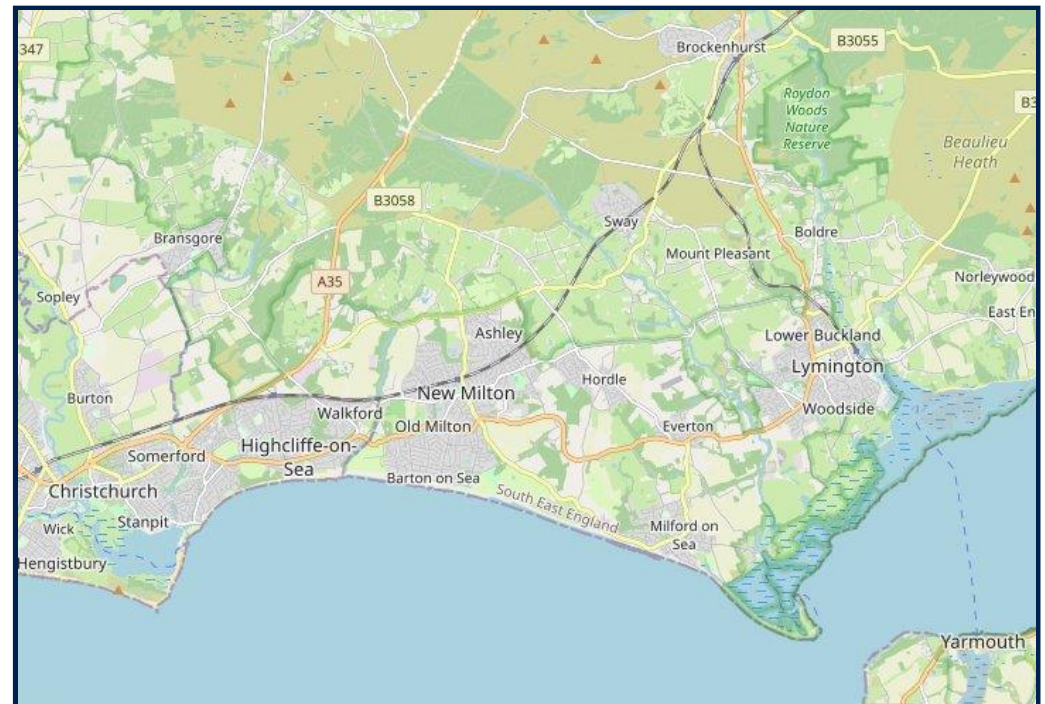


## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course, Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. At the cross roads continue across into Barton Court Avenue. Take the third turning left into Dilly Lane at the end bear right into Grove Road where the property will be seen immediately on the right hand side.





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