



*Flat 14, Elm Court, 27 Old Milton Road, New Milton, BH25 6DY*

*£199,950*

**Mitchells**  
1963 — TODAY



*Flat 14  
Elm Court  
27 Old Milton Road  
New Milton  
Hampshire  
BH25 6DY*

A beautifully presented two bedroom, first floor apartment that is situated just a short walk from New Milton town centre and the mainline railway station. The apartment features a recently installed kitchen and a large sitting/dining room with a Juliette balcony overlooking the park.

- Communal Entrance
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Family Bathroom
- Cloakroom
- Allocated Parking Space
- Communal Grounds
- Visitor Parking
- Lease: 165 Years Remaining
- Maintenance: £2,070 PA
- Ground Rent: £50 PA



## The Property

Communal entrance with door entry system.

Entrance hall.

Superb sitting/dining room with Juliette balcony, views directly over the park, and a feature fireplace.

Recently fitted kitchen with grey units and contrasting worktops, a fitted four burner electric hob with oven under and extractor over, recess and plumbing for a washing machine, and space for a tall fridge freezer.

Cloakroom with WC and wash hand basin.

Two double bedrooms overlooking the rear of the block, with the master featuring an attractive bay window.

A stylishly refitted bathroom with a matching white suite, including a low flush WC, wash hand basin inset into a vanity unit, full sized bath with shower over and glass shower screen, and tasteful part tiled walls with herringbone wood effect vinyl flooring.

Electric night storage heating.





New Milton Town Centre



New Milton Bowling Club



## *Gardens & Grounds*

The property is situated in a large block with allocated parking and ample visitor parking. The areas surrounding the block, both to the rear and front, are paved for ease of maintenance and are maintained by a management company.

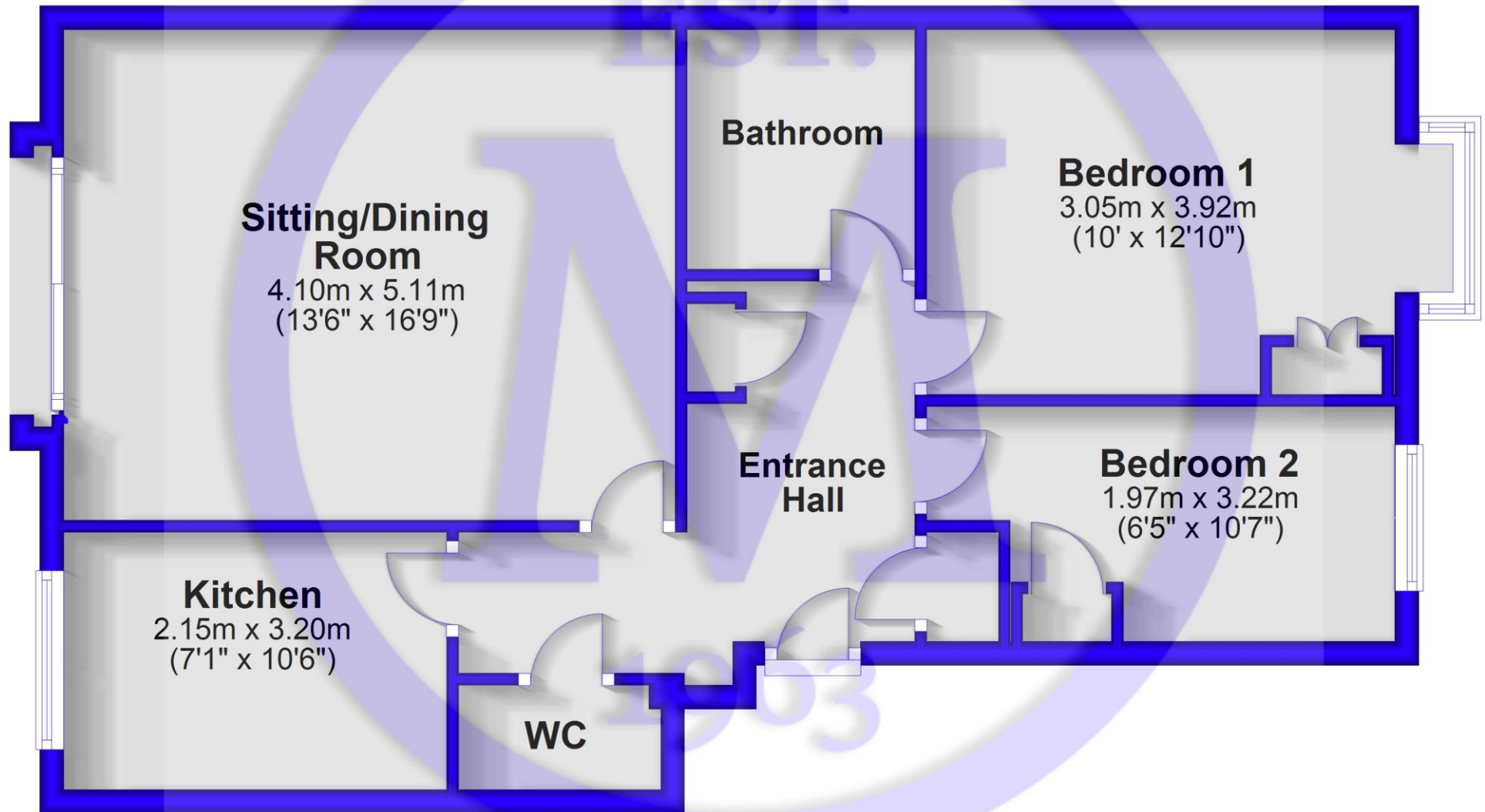
## *Services*

- Mains electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: D



# First Floor

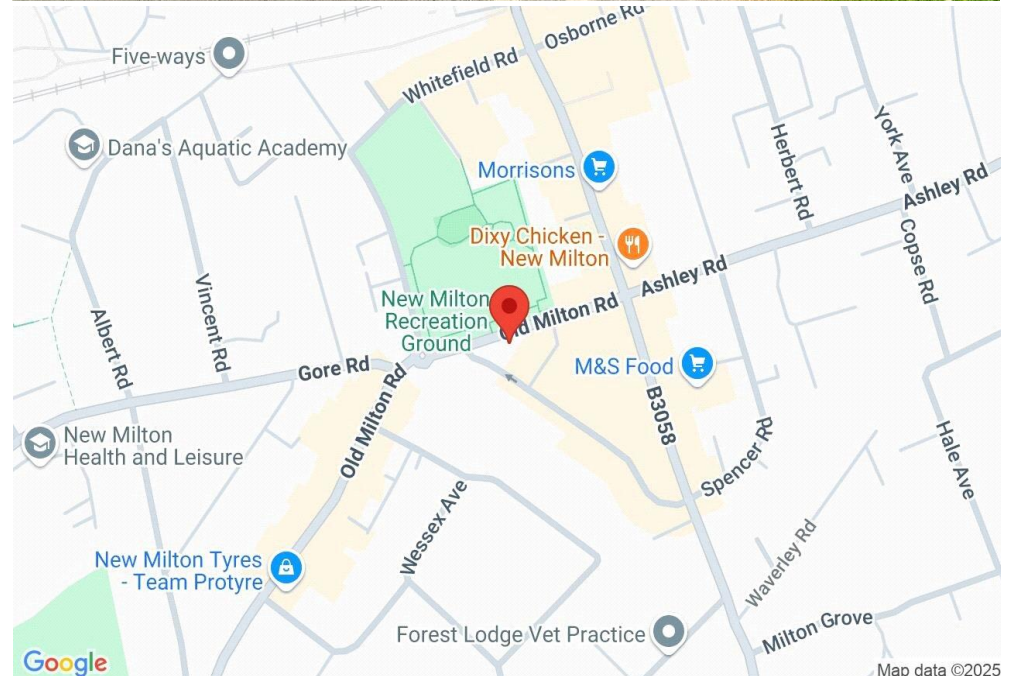
Approx. 64.3 sq. metres (691.7 sq. feet)

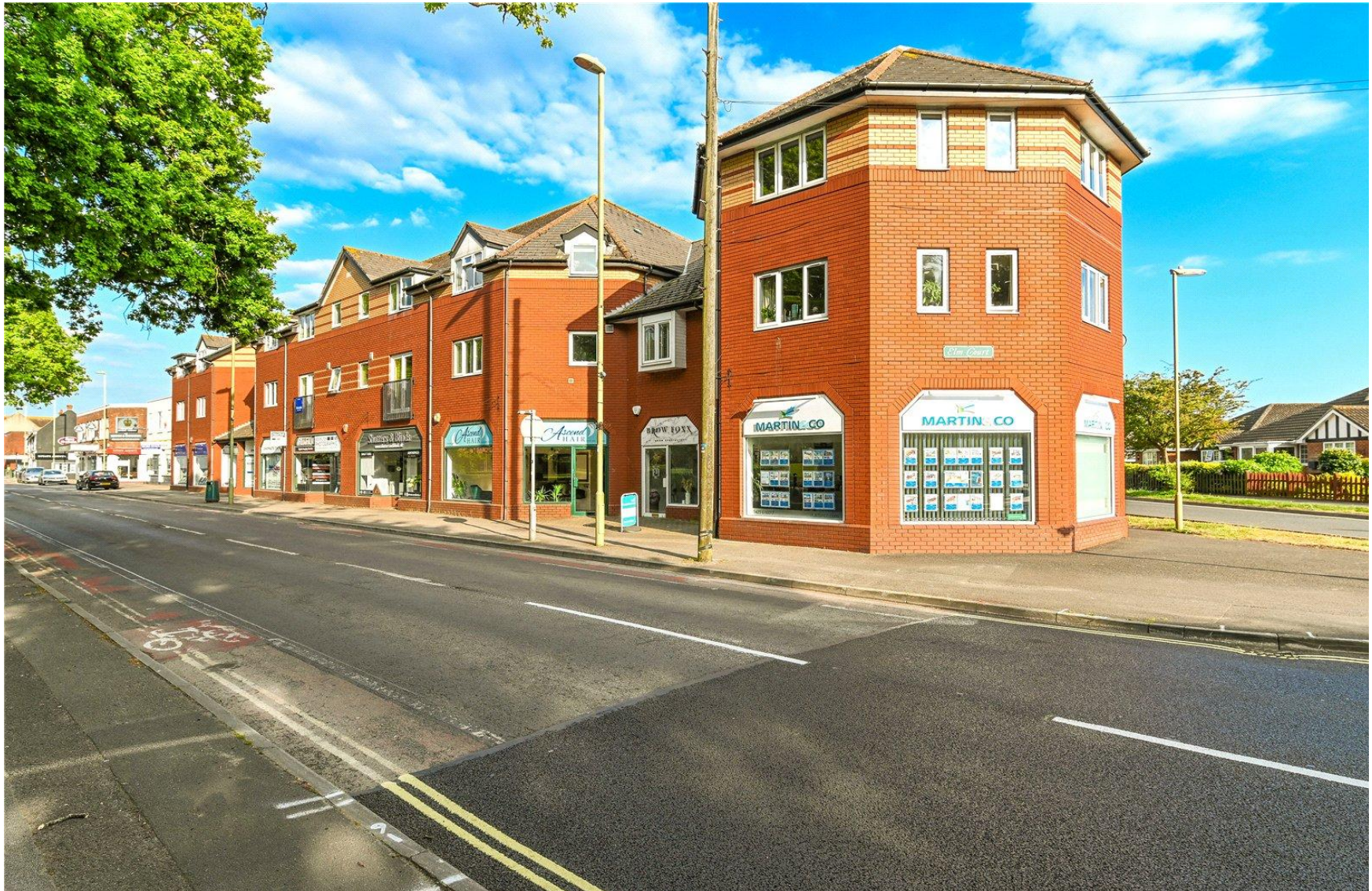


Total area: approx. 64.3 sq. metres (691.7 sq. feet)

## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.





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