



Flat 6, Olivia Court, Station Road, New Milton, BH25 6LU

£359,950

Mitchells
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*Flat 6
Olivia Court
Station Road
New Milton
Hampshire
BH25 6LU*

A superb and individual three bedroom penthouse with direct and private lift access directly into the apartment and forming part of the highly regarded Pennyfarthing built development at the southern end of the high street. Other features of the property include a lovely triple aspect sitting/dining room with an adjoining private balcony, a garage, a good sized kitchen/breakfast room, an ensuite shower room to the master bedroom, a security entry system, well maintained communal grounds and gardens and the property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Balcony
- Kitchen/Breakfast Room
- Three Bedrooms
- Ensuite Shower Room
- Bathroom
- Garage
- Visitor Parking
- Communal Gardens



The Property

Communal entrance hall with stairs and passenger lift with direct private access to the apartment.

Entrance hall with security video entry system, cloaks cupboard with automatic lighting and a large walk in airing cupboard with mega flow hot water cylinder.

Superb triple aspect sitting/dining room with useful eaves storage and UPVC double glazed casement door onto the private balcony with timber balustrade and a lovely open outlook.

Kitchen/breakfast room fitted with a range of attractive timber wall and base units with a contrasting light worktop and an inset one and a half bowl sink unit with mixer tap over, integrated AEG double electric oven, four burner gas hob and extractor, space for tall fridge freezer, washing machine and dishwasher, timber effect flooring, part tiled walls, a wall mounted gas boiler concealed in cupboard and room for kitchen table.

Three bedrooms with the master bedroom benefitting from a double aspect, one double and one single built in wardrobe and a fully tiled ensuite shower room fitted with a white suite comprising a shower cubicle with a Grohe thermostatic control shower, wash basin, WC, extractor fan and double glazed Velux window.

The main bathroom is fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin, WC, fully tiled walls, extractor fan and a double glazed Velux window.





Gardens & Grounds

Olivia Court stands in well-presented and well maintained gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

There is garage in block to the rear with up and over door, power and light and further areas of visitor parking.

Services

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

Second Floor

Approx. 117.3 sq. metres (1263.0 sq. feet)



Total area: approx. 117.3 sq. metres (1263.0 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.

6 Olivia Court, Station Road, New Milton



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 turn right at the traffic lights and proceed along Station Road where Olivia Court will be found on the right hand side.





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