



Flat 2, Orchard Court, 18 Herbert Road, New Milton,

£269,950

Mitchells
1963 — TODAY



Flat 2
Orchard Court
18 Herbert Road
New Milton
Hampshire

An immaculately maintained two double bedroom ground floor apartment in a sought after and peaceful location close to New Milton town centre. This superbly positioned property has been comprehensively modernised and updated in recent years with features now including a superb modern kitchen, a recently installed, fully tiled shower room, a share of the freehold, a garage in the block to the rear, well maintained communal gardens and the property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Garage
- Communal Grounds



The Property

Entrance hall with airing cupboard and newly installed central heating thermostat

Lovely sitting/dining room with feature stone fireplace and an inset flame effect electric fire and a large UPVC double glazed window providing a pleasant outlook over the communal grounds

Superb kitchen fitted with an extensive range of modern wall and base units with contrasting timber effect worktop, soft closing drawers and doors along with an inset one and a half bowl sink unit with mixer tap over, space for cooker, washing machine and tall fridge freezer, modern wall mounted Gloworm gas fired boiler, attractive timber effect flooring, part tiled walls and a pleasant outlook over the communal gardens to the rear

Two good sized double bedrooms one with built in wardrobes

High quality and fully tiled shower room with a recently installed shower cubicle with thermostatically controlled shower and glass shower screen, wash basin, WC, attractive timber effect flooring and UPVC double glazed window

Gas fired central heating

UPVC double glazing

No forward chain

Internal viewing strongly recommended





Gardens & Grounds

Orchard Court is a small block of just six properties set in well maintained and predominately lawned gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

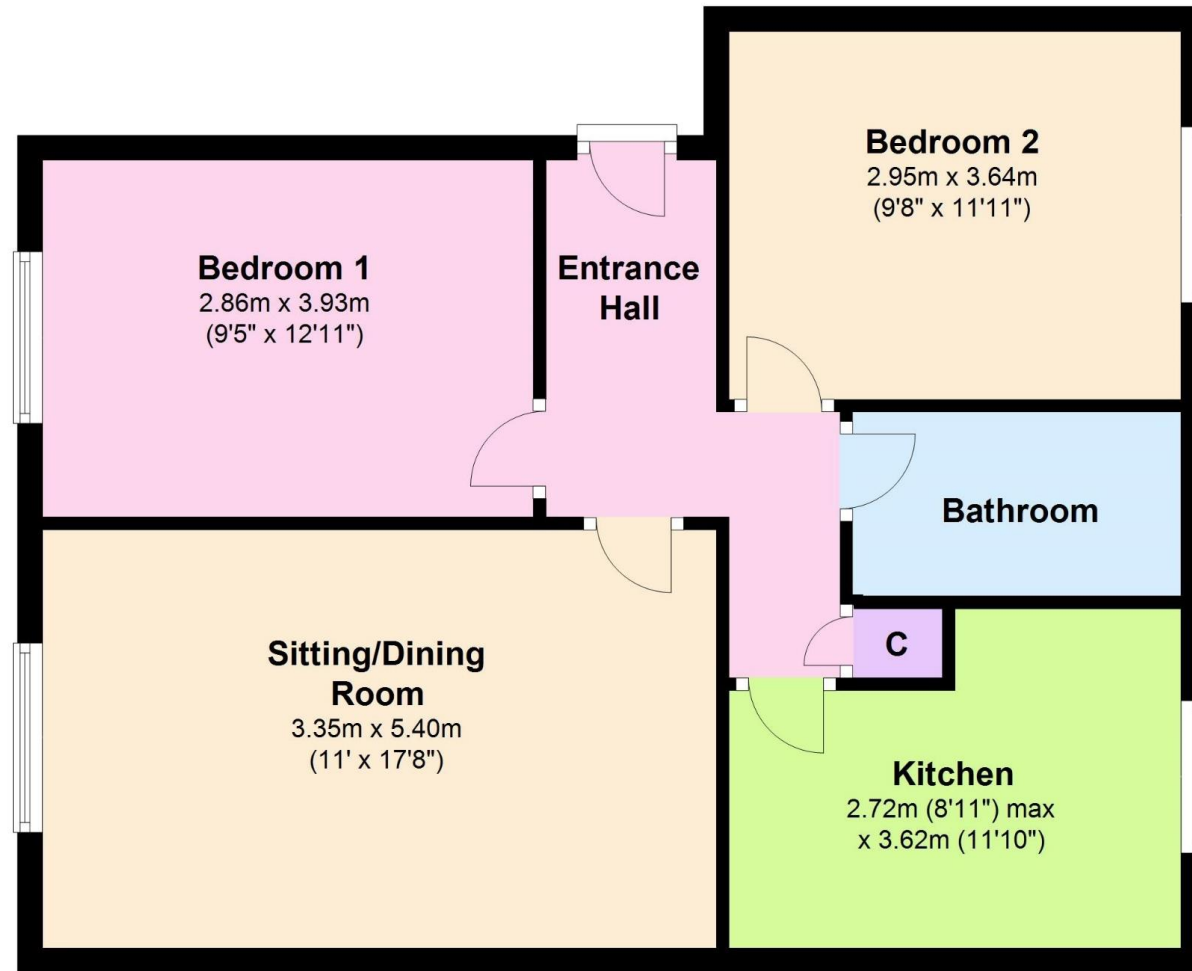
There is a garage in a block to the rear.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

Ground Floor

Approx. 61.3 sq. metres (659.7 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.

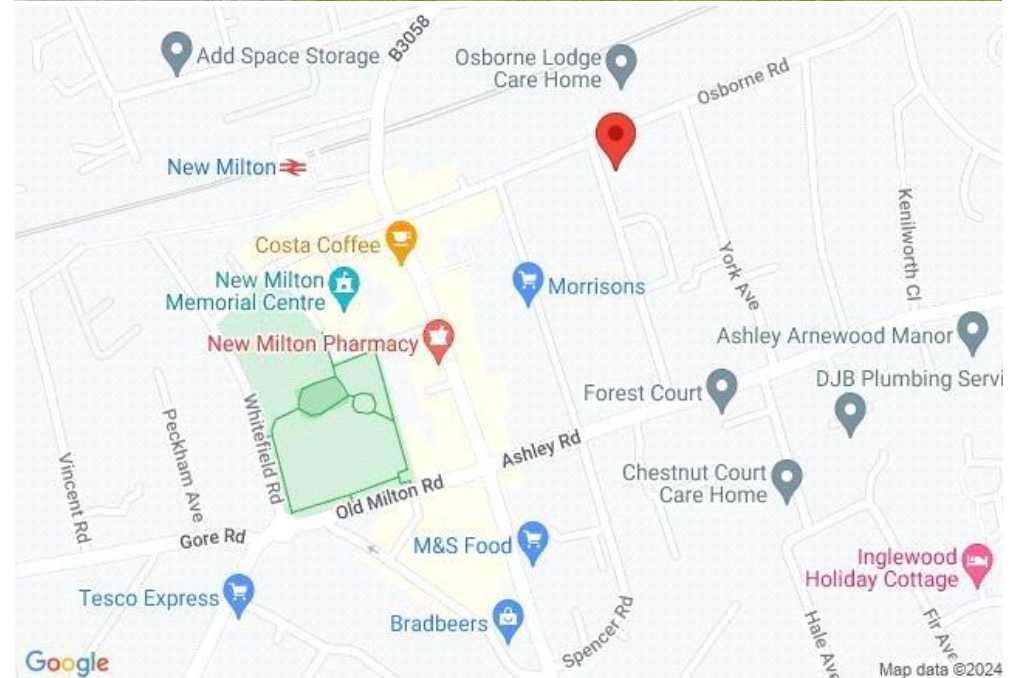
2 Orchard Court, Herbert Road, New Milton

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 proceed across the traffic lights into Ashley Road. Continue through the next set of lights and take the first left into Herbert Road. Continue to the end where Orchard Court will be seen on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

