



*5 The George, Christchurch Road, BH25 6QJ*

£285,000

**Mitchells**  
1963 — TODAY



*5 The George  
Christchurch Road  
New Milton  
Hampshire  
BH25 6QJ*

**\*\* SUPERB WALKTHROUGH VIRTUAL TOUR \*\*** A high quality two bedroom converted apartment in one of the landmark character buildings in the town, converted by Pennyfarthing Homes. The apartment has a host of character features including superb high ceilings in the kitchen/dining/living space, feature arch glazing, sash windows and a private terrace. Further information is available on request and viewing is highly recommended.

- Entrance Hall
- Living/Dining/Kitchen Space
- Two Bedrooms
- Bathroom
- Communal Gardens
- Two Allocated Car Parking Spaces
- Visitor Parking
- Private Terrace



## The Property

Entrance hall with cloaks cupboard

Stunning open plan living/dining/kitchen space with feature high level ceilings, large roof light, large storage cupboard, a triple aspect and twin arch windows.

Kitchen area fitted with a range of high quality wall and base units with a contrasting marble effect worktop, an excellent range of built in appliances and under cupboard lighting.

A casement door provides access to the private garden terrace which enjoys a sunny southerly aspect.

Two good sized bedrooms both with sash windows and benefiting from a southerly aspect.

Bathroom fitted with a modern white suite.

Double Glazing

Electric Panel Heating

An internal viewing is strongly recommended

Lease Length - 999 Years

Maintenance - Estimated at £2,200 pa.

Share of Freehold

10 Year Buildzone Warranty





## *Gardens & Grounds*

The George benefits from its own communal gardens and grounds the upkeep of which is paid for out of the annual maintenance.

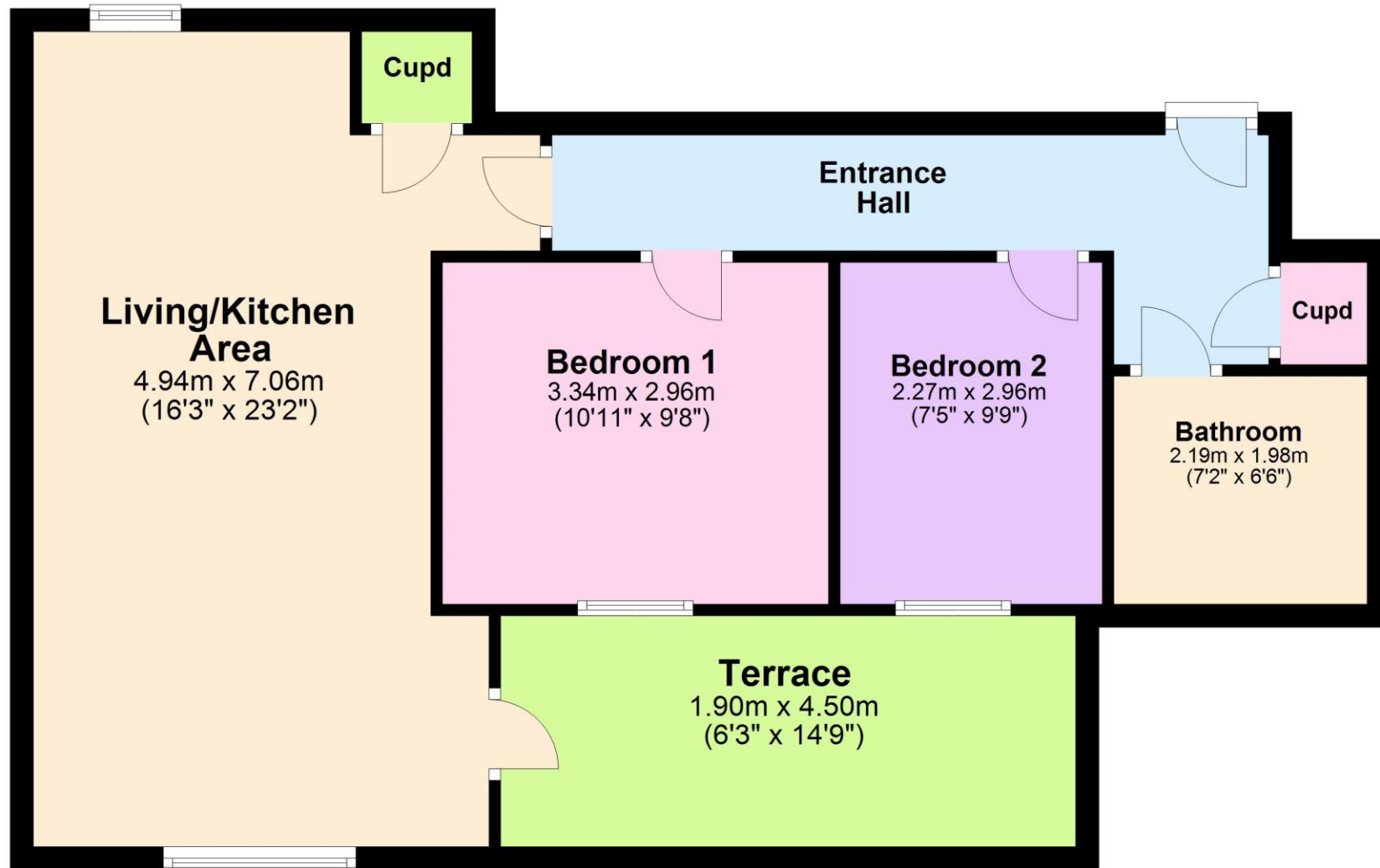
This particular property benefits from its own private terrace and two allocated car parking spaces, one with electric charging point, and additional visitor parking.



## *Services*

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

# Ground Floor



'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 along Old Milton Road. Continue straight across the roundabout and upon reaching the T-junction turn right on to Christchurch Road where the entrance to The George will be found after a short distance on the right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

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