



*2 The George, New Milton, BH25 6QJ*

£250,000

**Mitchells**  
1963 — TODAY





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

A two double bedroom ground floor characterful apartment forming part of an attractive landmark building converted by Pennyfarthing Homes to their usual excellent standard of specification. The property is offered with a ten year Buildzone warranty and other features include a superb luxury kitchen, two allocated car parking spaces and high ceilings/windows.

- Entrance Hall
- Sitting/Dining Room
- Two Bedrooms
- Bathroom
- Kitchen
- Communal Grounds
- Allocated Parking
- Visitor Parking



# The Property

Communal entrance hall

Entrance hall with a large storage cupboard

Stunning double aspect sitting/dining room with feature sash windows and high ceilings

Kitchen fitted with a range of high quality grey wall and base units with a complementary worktop and upstands, integrated appliances, under cupboard lighting and recess ceiling spotlights

Two good sized bedrooms both with feature sash windows and one with attractive arch

Bathroom fitted with a modern white suite





## *Gardens & Grounds*

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

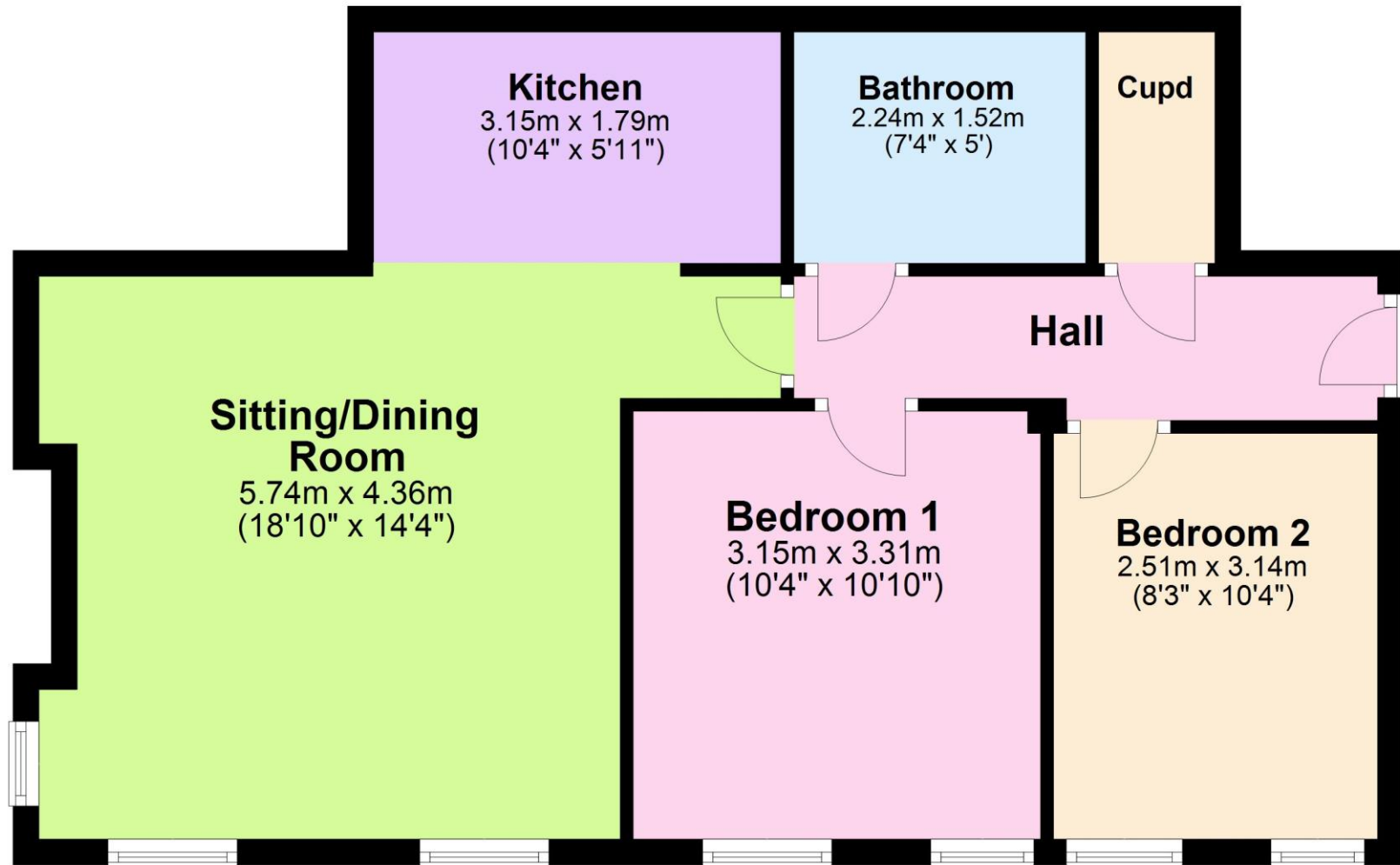
This property benefits from two allocated car parking spaces, one with an electrical charging point, along with the extra visitor parking.

## *Services*

- Mains gas, electric, drainage and water
- Lease Length - 999 Years
- Maintenance - Estimated at £1650pa
- Share of Freehold



# 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.







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