

10 YEW TREE COURT

NEWLANDS ROAD, NEW MILTON, BH25 6PJ





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An immaculately presented two double bedroom ground floor apartment forming part of a popular block conveniently situated at the southern end of the high street within walking distance of the town's excellent shopping facilities. The property has been comprehensively modernised and refurbished in recent years with features including a large kitchen/breakfast room, a modern shower room, modern gas fired central heating, a garage, a south-westerly outlook from the sitting room and excellent decorative order throughout. The property also benefits from an extended lease and reasonable maintenance charges.

- Entrance Porch
- Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Garage
- Visitor Parking
- Communal Grounds



£249,950

The Property

Entrance porch with UPVC double glazed front door.

Entrance hall with attractive timber effect flooring.

Good sized sitting room with feature stone fireplace with inset remote control flame effect electric fire and a sunny south-westerly outlook over the grounds.

Superb large kitchen/breakfast room fitted with a range of modern timber effect wall and base units with soft closing drawers and doors and a contrasting dark worktop with inset one and a half bowl sink unit with mixer tap over, twin pull out and soft close larder cupboards, boiler cupboard housing the recently installed Worcester gas fired boiler, integrated double electric oven, five burner gas hob, extractor fan, dishwasher and microwave, space for a tall fridge freezer, recessed ceiling spotlights, built in book shelving, attractive wall tiling, under cupboard lighting, timber effect flooring and room for a kitchen table.

Two double bedrooms, one with remote control ceiling fan/light fitment and a large walk in storage cupboard.

Luxury shower room fitted with a modern white suite comprising a fully tiled shower cubicle with a thermostatic control shower, wash basin, WC, tiled flooring, heated towel rail, extractor fan and a utility cupboard with space and plumbing for a washing machine.

Gas fired central heating with Nest thermostat

UPVC double glazing

Replacement internal doors

Internal viewing strongly recommended





Gardens & Grounds

The property sits in its own well maintained communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

There is a garage with up and over door and areas of casual car parking.

Services

Mains gas, electric, drainage and water

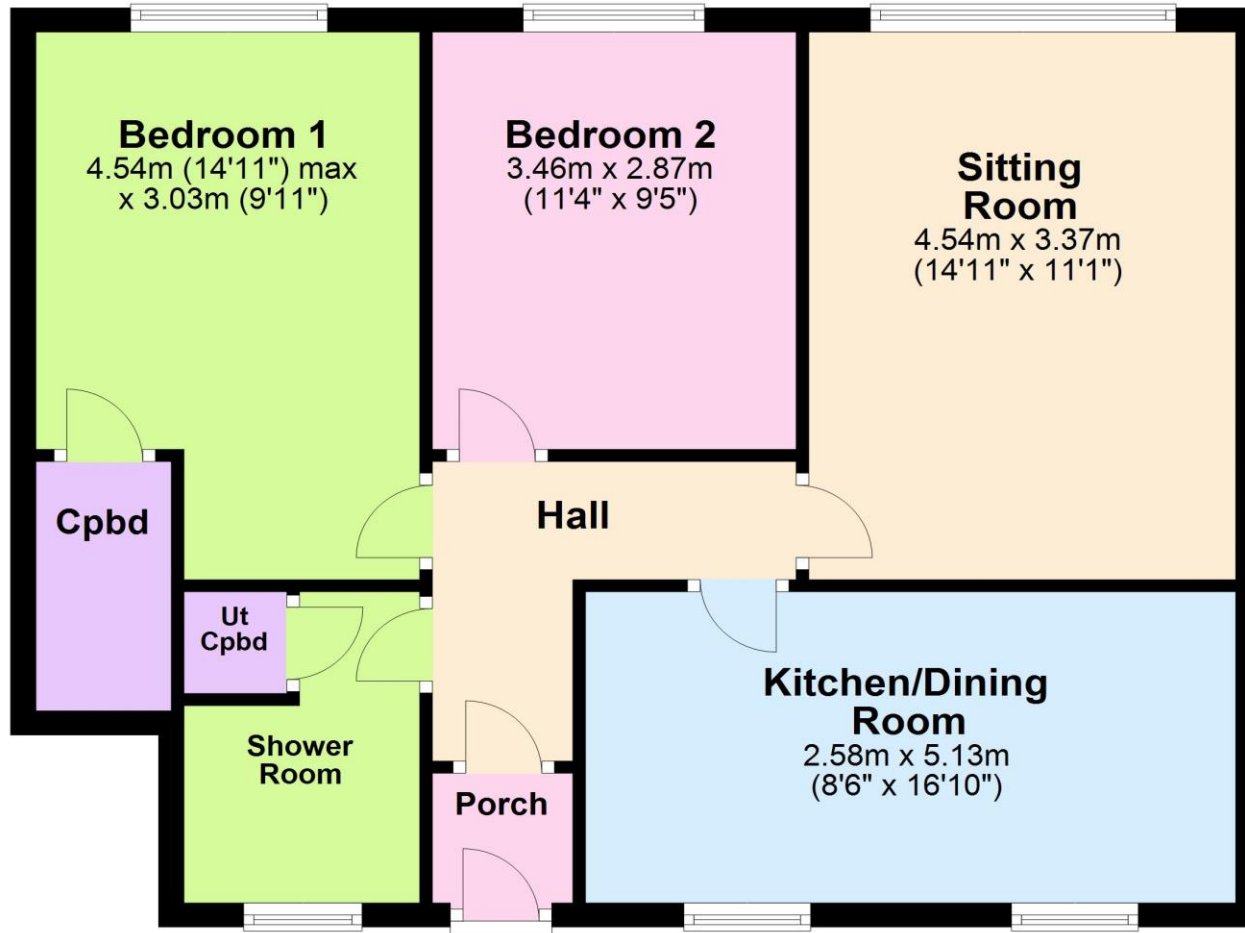
Council Tax Band C

Energy Performance Rating TBC



Ground Floor

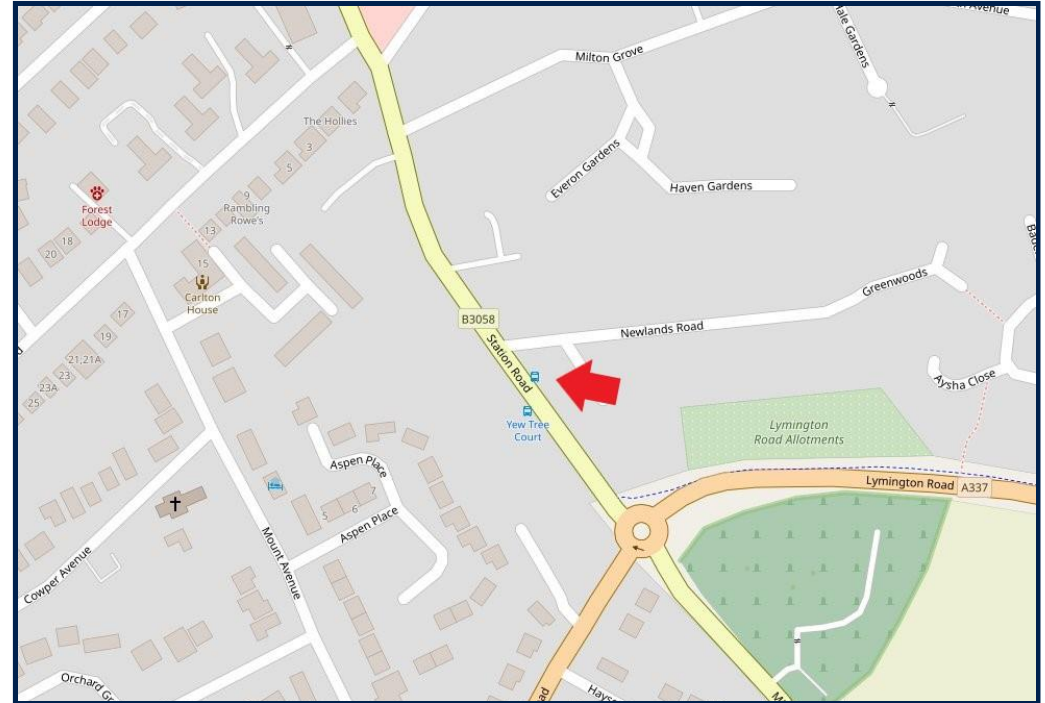
Approx. 66.5 sq. metres (715.6 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 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.

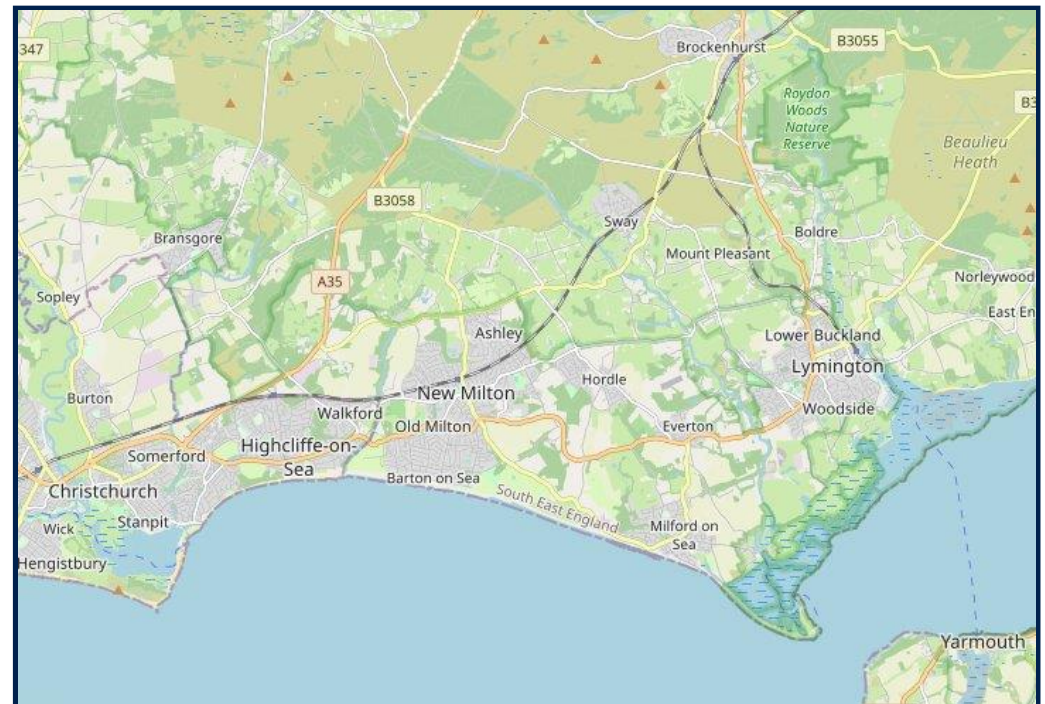


Situation

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 Yew Tree Court will be found towards the end on the left hand side.





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