



*4 Lakeside Pines, New Milton, BH25 5GQ*

£132,000

**Mitchells**  
1963 — TODAY



*4 Lakeside Pines  
Barrs Avenue  
New Milton  
Hampshire  
BH25 5GQ*

This beautifully presented one bedroom ground floor apartment is situated in this prestigious block just a stone's throw of Ballard Lake and a short walk of New Milton town centre. A viewing of this property is highly recommended.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bedroom
- Shower Room
- Parking
- Stunning Communal Grounds



## The Property

Entrance hall with timber effect flooring, entry phone system and cupboard housing the electric consumer units, electric water heater and electric meter.

The sitting/dining room is a particular feature of this property with ample space for three piece suite and a two to four seater table and chairs, a large UPVC window to the front, TV aerial point and wall mounted electric heater.

The kitchen is fitted with a fantastic range of wall and base units with a contrasting timber effect worktop, stainless steel sink with mixer tap over and drainer, eye level oven, four burner electric hob with extractor fan over, tiled splashback, pull out ironing board, timber effect flooring, integrated tall stand up fridge freezer and space and plumbing for a slimline dishwasher and washing machine.

The bedroom is a fantastic double with ample space for a double bed, built in bedside cabinets and a fantastic range of built in storage including mirror fronted wardrobes, chest of drawer unit, TV aerial point and large UPVC window.

The shower room has lino flooring, large walk in double shower with sliding glass shower screen, thermostatic shower attachments, fold down seat, fully tiled walls, WC with hidden cistern, wash hand basin with storage beneath and wall mounted medicine cabinet.





## *Gardens & Grounds*

To the front of the property is a large area of parking that also gives access to the manager's office.

To the rear of the property is a large communal patio area with beautifully maintained gardens and a rear gate giving access towards to the town centre.

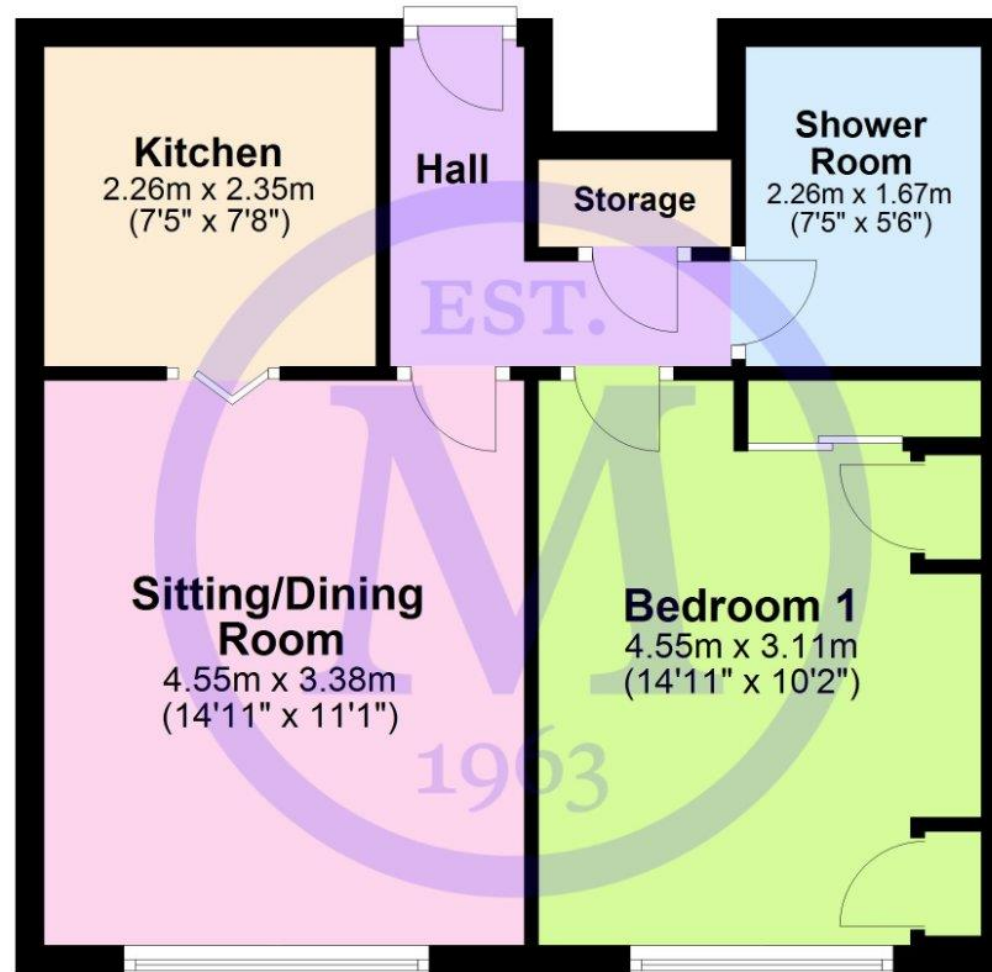


## *Services*

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

# Ground Floor

Approx. 40.8 sq. metres (439.7 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.

**4 Lakeside Pines, 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 left at the traffic lights and proceed up Station Road. Continue over the railway bridge and take your third right into Barrs Avenue where Lakeside Pines will be seen on your right hand side.





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