



*Flat 4, Olivia Court, New Milton, BH25 6LU*

*£359,950*

**Mitchells**  
1963 — TODAY







*Flat 4  
Olivia Court  
Station Road  
New Milton  
Hampshire  
BH25 6LU*

A well presented apartment in convenient and central location. This modern two double bedroom first floor apartment was built by well-regarded local developers Pennyfarthing Homes and has been particularly well maintained throughout. Other features of the property include a passenger lift to all floors, a garage, a south facing balcony, a modern kitchen, bathroom and en-suite shower room and only a two minute walk from New Milton town centre.

- Communal Hall
- Entrance Hall Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Garage
- Balcony
- Visitor Parking



## The Property

A high quality first floor apartment built by Pennyfarthing Homes to their usual excellent standard

Well maintained communal entrance hall with security entrance system, stairs and passenger lift to the first floor

Entrance hall with security entry phone, cloaks cupboard and airing cupboard

Double aspect sitting/dining room with a feature timber fire surround with marble backing and hearth and an inset flame effect electric fire, a sunny southerly aspect and a UPVC doubled glazed door onto the balcony

South facing balcony with timber balustrades tiled flooring and an outlook to the rear of the communal grounds

Modern kitchen fitted with a range of timber wall and base units with a contrasting worktop and an inset one and half bowl sink unit with mixer tap over, integrated AEG double electric oven, gas hob and extractor, space for tall fridge freezer, integrated AEG washing machine, under cupboard lighting and a wall mounted gas fired boiler concealed in cupboard

Two double bedrooms both with built in wardrobes

Fully tiled en-suite shower room to the master bedroom fitted with a modern suite comprising of a large shower cubicle with a Grohe thermostatic control shower, wash basin and WC

Fully tiled bathroom fitted with a white suite comprising of panel bath with mixer tap and shower attachment over, wash basin, WC and extractor fan

Gas fired central heating and UPVC double glazing

Excellent decorative order throughout







## *Gardens & Grounds*

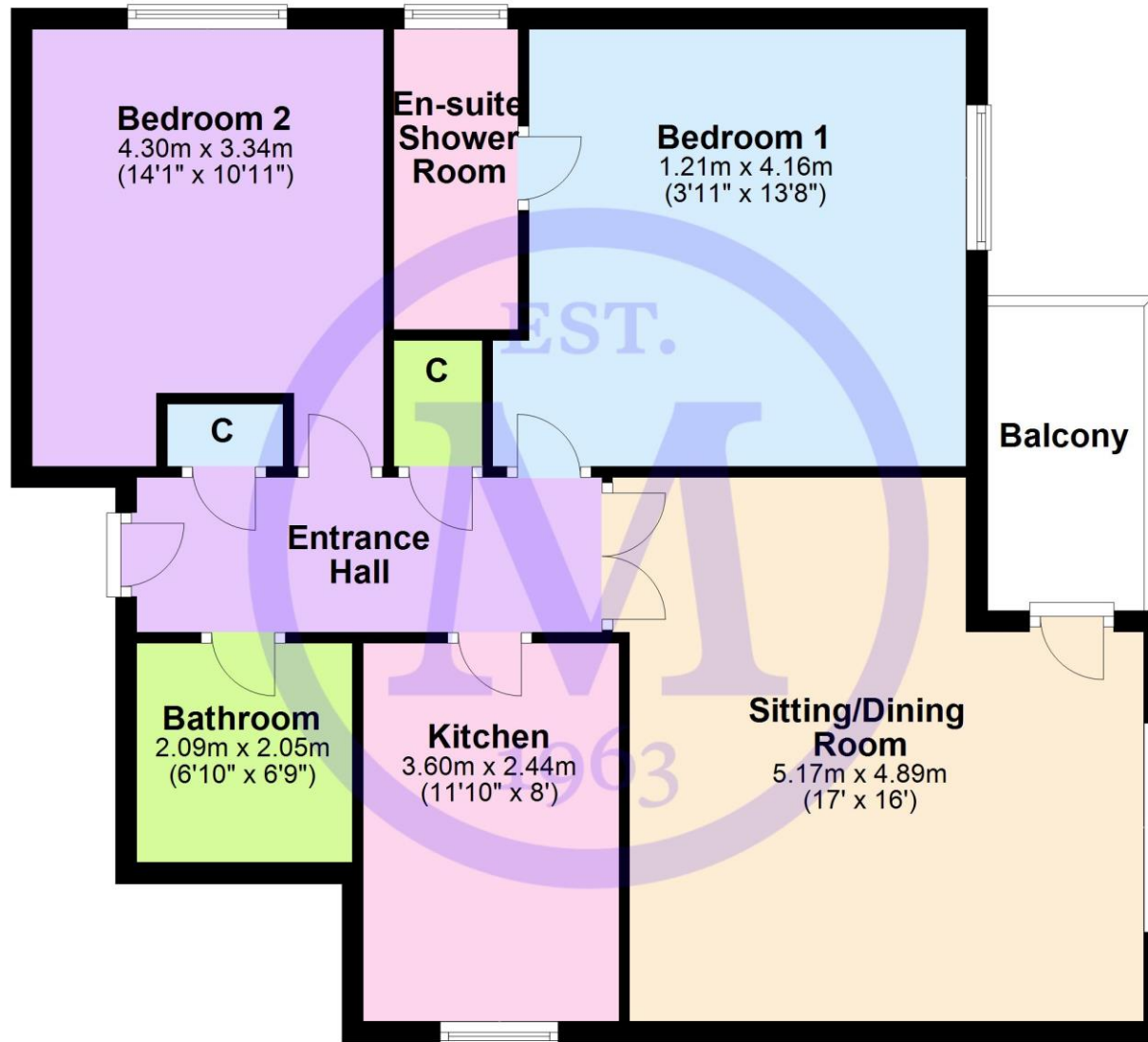
Olivia Court stands in particularly well-maintained communal grounds and gardens, the up keep of which is paid for out of the annual maintenance. The property benefits from a single garage with a pitched roof, up and over door and has further visitor car parking.

## *Services*

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

# First Floor

Approx. 82.0 sq. metres (882.8 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 Olivia Court, Station Road, New Milton**

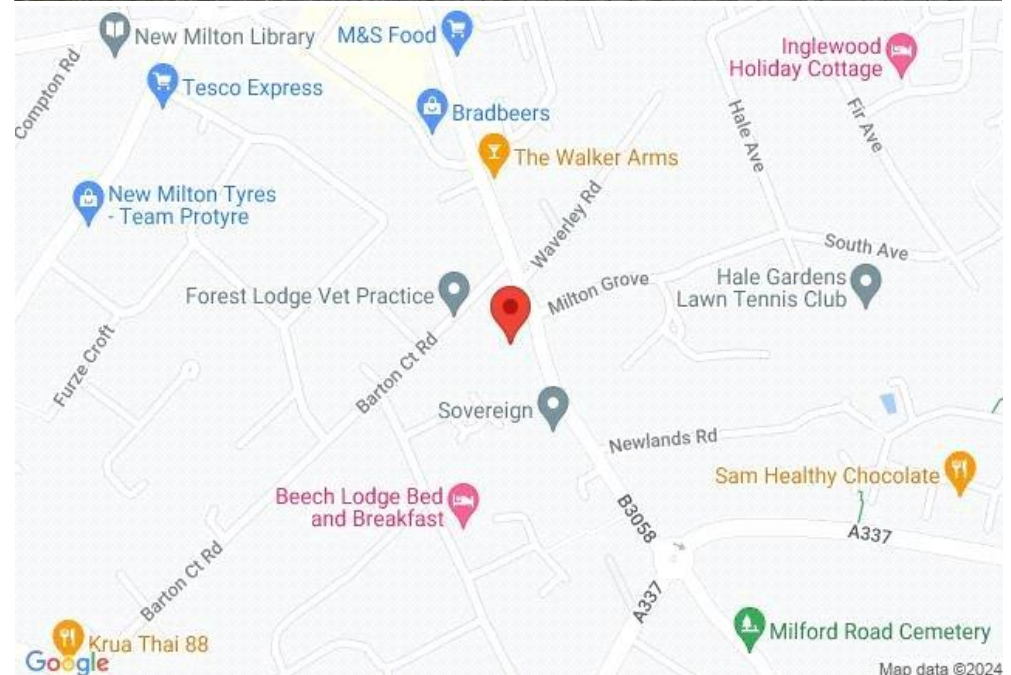


## Situation

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 turn right at the traffic lights and proceed along Station Road where the property will be found towards the end 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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