



Flat 6, Morant Court, New Milton, BH25 6BX

£249,950

Mitchells
1963 — TODAY



*Flat 6
Morant Court
21 Herbert Road
New Milton
Hampshire
BH25 6BX*

This spacious two double bedroom first floor apartment is ideally situated a short walk of New Milton town centre and mainline station. The property offers bright and airy accommodation with features including a sitting/dining room, a modern shower room, share of freehold and a garage in nearby block.

- Entrance Hall
- Sitting/Dining Room
- Two Double Bedrooms
- Shower Room
- Kitchen
- Communal Gardens
- Garage
- Share Of Freehold
- Lease Length: 999 Years
- Maintenance: £850 pa



The Property

Entrance hall with hatch to roof space with drop down ladder and lighting, cupboard housing the electrical consumer unit and electric meter and an airing cupboard housing the Worcester combination boiler with slatted shelves for storage.

The sitting/dining room is a particular feature of this property with ample space for an L shaped sofa and four seater table and chairs, TV aerial point, double radiator, feature fireplace with stone mantle and hearth and an inset electric fire, UPVC window and UPVC door leading out to the private balcony.

The balcony consists of wrought iron railings and measures approximately 2m x 1.2m.

The shower room has been updated in recent years and now has an impressive double shower with thermostatic shower attachments, sliding glass shower screen, UPVC window, WC, wash hand basin with mixer tap over and storage beneath and a large chrome heated towel rail.

The master bedroom is situated at the rear of the property with an impressive range of built in wardrobes, ample space for a king sized bed, bedside cabinets and built in chest of drawers and enjoys views over the communal garden to the rear.

Bedroom two is a lovely double bedroom and is situated at the front of the property with a UPVC window, built in wardrobes, radiator, TV aerial point and space for king sized bed.

The kitchen is fitted with a lovely range of timber effect wall and base units with a contrasting stone effect worktop, stainless steel sink with mixer tap over and drainer, built in four burner gas hob with extractor fan over, undercounter oven, tiled splashback and space and plumbing for a washing machine and tall stand up fridge freezer. There is also a double radiator and a lovely view over the beautifully maintained communal garden.





Gardens & Grounds

To the front of the property is an area of communal garden, the maintenance of which is paid for out of annual maintenance charge.

To the rear of the property is a further area of communal garden surrounded by a high level wall making the garden extremely private and secluded with mature and colour beds and a rear gate giving access to the garage with up and over door, a further area of casual parking and a bin store.

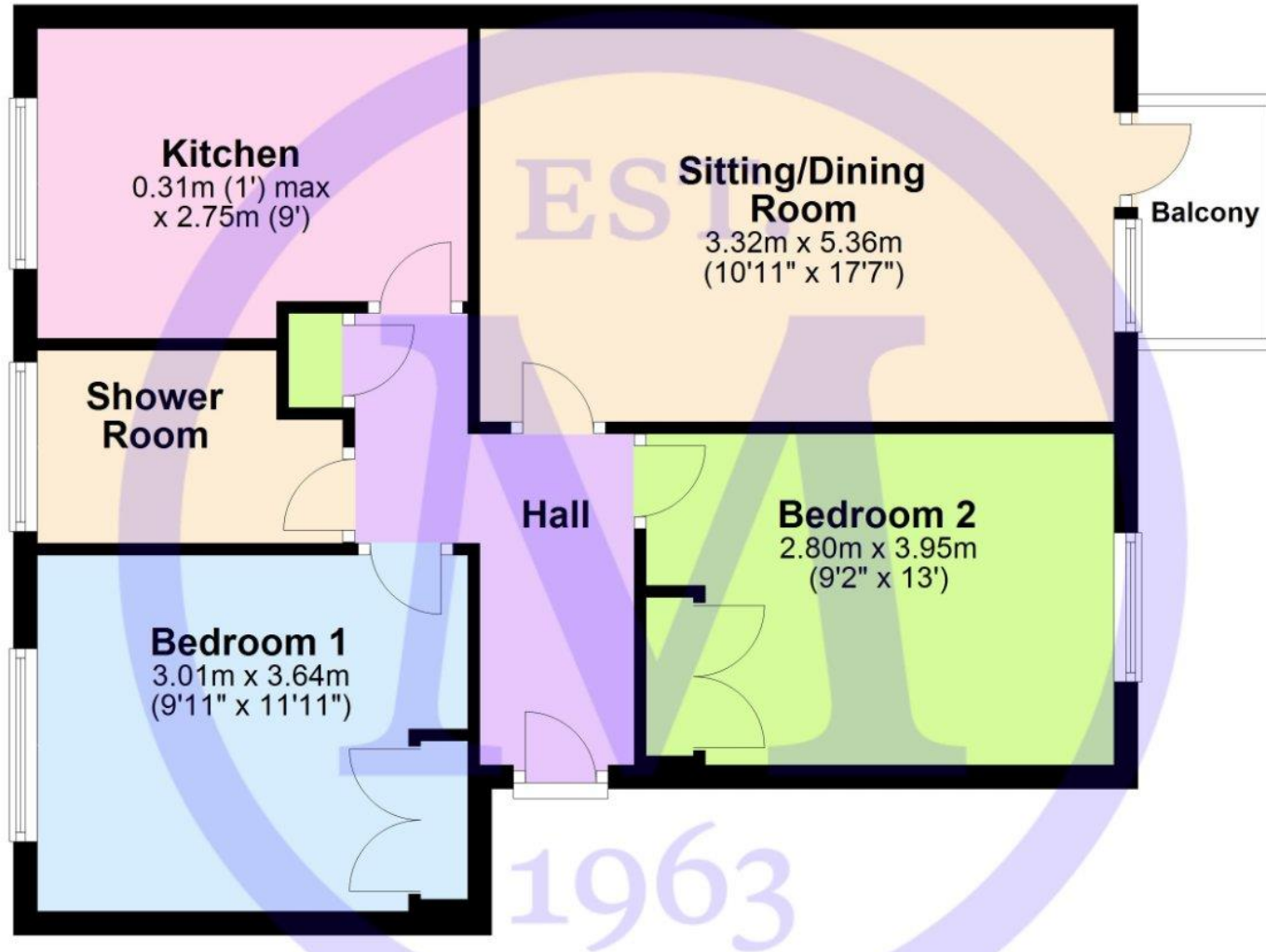


Services

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

First Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 61.1 sq. metres (657.9 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.

6 Morant Court, Herbert 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 left at the traffic lights and proceed along Station Road, take the first turning right into Osborne Road, second right into Herbert Road where the property will be seen immediately on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

Mitchells
1963 — TODAY

