



*Flat 3, 18a Station Road, New Milton, BH25 6JX*

*£135,000*

**Mitchells**  
1963 — TODAY



*Flat 3*  
*18a Station Road*  
*New Milton*  
*Hampshire*  
*BH25 6JX*

A characterful two double bedroom split level apartment situated in a convenient town centre position and is on offer with no forward chain. The property benefits from a long lease and would make an excellent buy to let or first time buy proposition. Other features include, a superb large open plan kitchen/living area, modern bathroom, electric heating and UPVC double glazing.

- Entrance Hall
- Open Plan  
Kitchen/Living/Dining area
- Two Double Bedrooms
- Bathroom
- Electric Heating
- UPVC Double Glazing



## The Property

Entrance hall with split level stairs to landing, trap to roof space, storage cupboard and airing cupboard

Superb open plan kitchen/living/dining room with large UPVC double glazed window providing an outlook over the High Street.

Kitchen area with fitted with a range of grey wall and base units with a contrasting marble effect worktop, inset sink unit with mixer tap over, attractive wall tiling, timber effect flooring, space for a cooker, washing machine and tall fridge/freezer.

Good sized living area with wall mounted electric heater

Two double bedrooms both with outlooks to the rear

Bathroom fitted with white suite comprising of panel bath, wash basin, WC, wall mounted electric heater, double glazed Velux window and extractor.





## *Gardens & Grounds*

A small area of communal grounds with staircase providing access to the main communal front door.

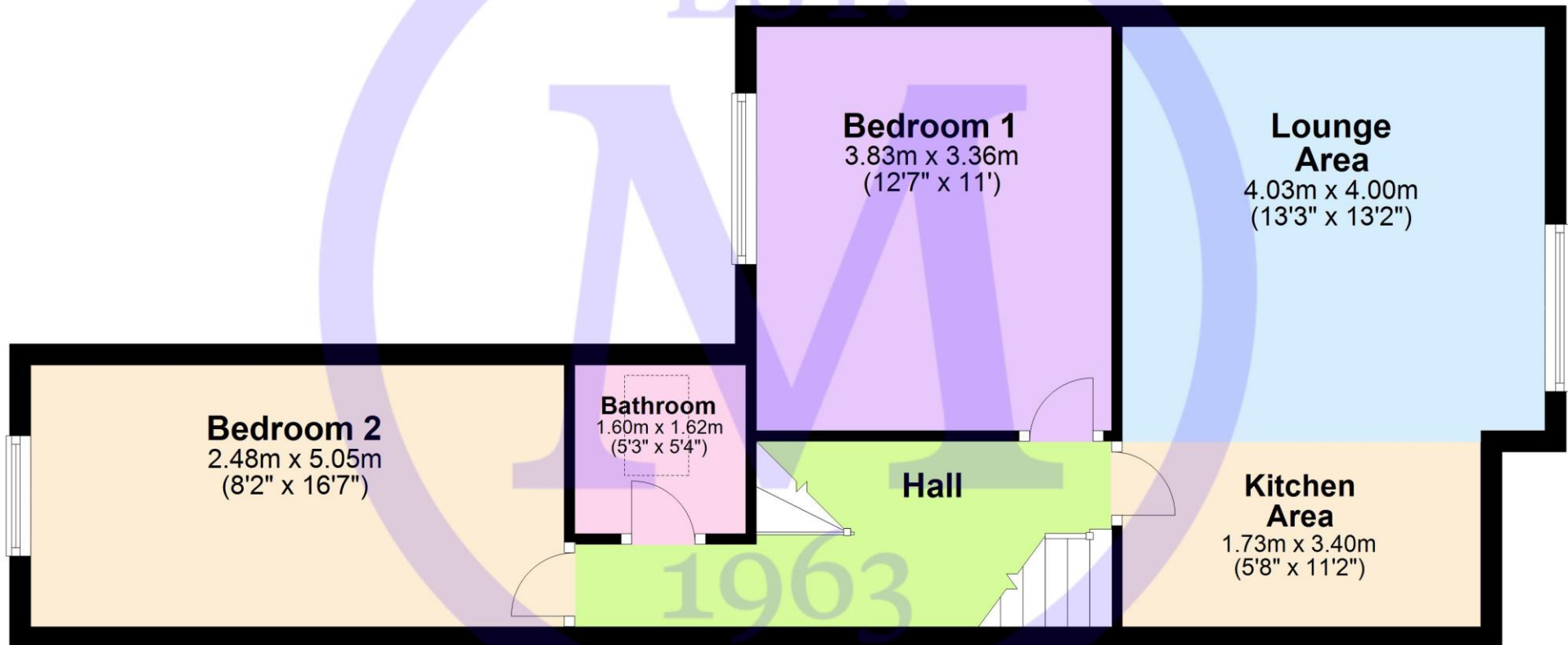
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band A
- Energy Performance Rating D
- Lease Length: 166 Years
- Ground Rent: £250
- Service Charge (Half Yearly)  $£1,060.83 \times 2 = £2,121.66$
- Building Insurance Contribution: £245.85



## First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 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.

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## 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

Turn left at the traffic lights and proceed along Station Road and take the first turning on the left into Whitefield Road where the entrance to the property will be found on the left hand side.





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