



5 Orchard Court, 18 Herbert Road, New Milton, BH25 6BX

£224,950

Mitchells
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*5 Orchard Court
18 Herbert Road
New Milton
Hampshire
BH25 6BX*

This lovely two double bedroom first floor apartment is situated just a few steps of New Milton town centre and is offered with vacant possession. Features of the property include a spacious sitting/dining room, a modern shower room, a modern kitchen, communal gardens and the property owns its share of the freehold.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Garage
- Communal Garden
- Share Of Freehold
- 998 Year Lease
- Service Charge: £1,306.08 pa



The Property

Entrance hall with double radiator, useful coat hooks, electrical consumer unit, electric meter, hatch to loft space and storage cupboard.

The sitting/dining room is a lovely bright room with a feature fireplace with inset electric fire and stone mantle and hearth, TV aerial point, a modern UPVC window and a double radiator.

The kitchen is fitted with a fantastic range of timber effect wall and base units with a contrasting marble effect worktop, a stainless steel sink with mixer tap over and drainer, space and plumbing for a washing machine, tumble dryer and tall stand up fridge freezer with integrated appliances including a five burner gas hob with glass splashback, undercounter double oven and wall mounted combination boiler.

There are two lovely double bedrooms with the master being a particularly good size, situated at the front of the property and benefits from a large double built in wardrobe and telephone point.

The shower room has been recently refitted and now has a lovely walk in double shower with thermostatic shower attachment, glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, part tiled walls and a chrome heated towel rail.





Gardens & Grounds

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

To the rear of the property is a beautifully kept communal garden surrounded by a high level wall making it extremely private and secluded.

To the rear of that is the garage block with a single garage with up and over door, a further area of bin store and casual parking.

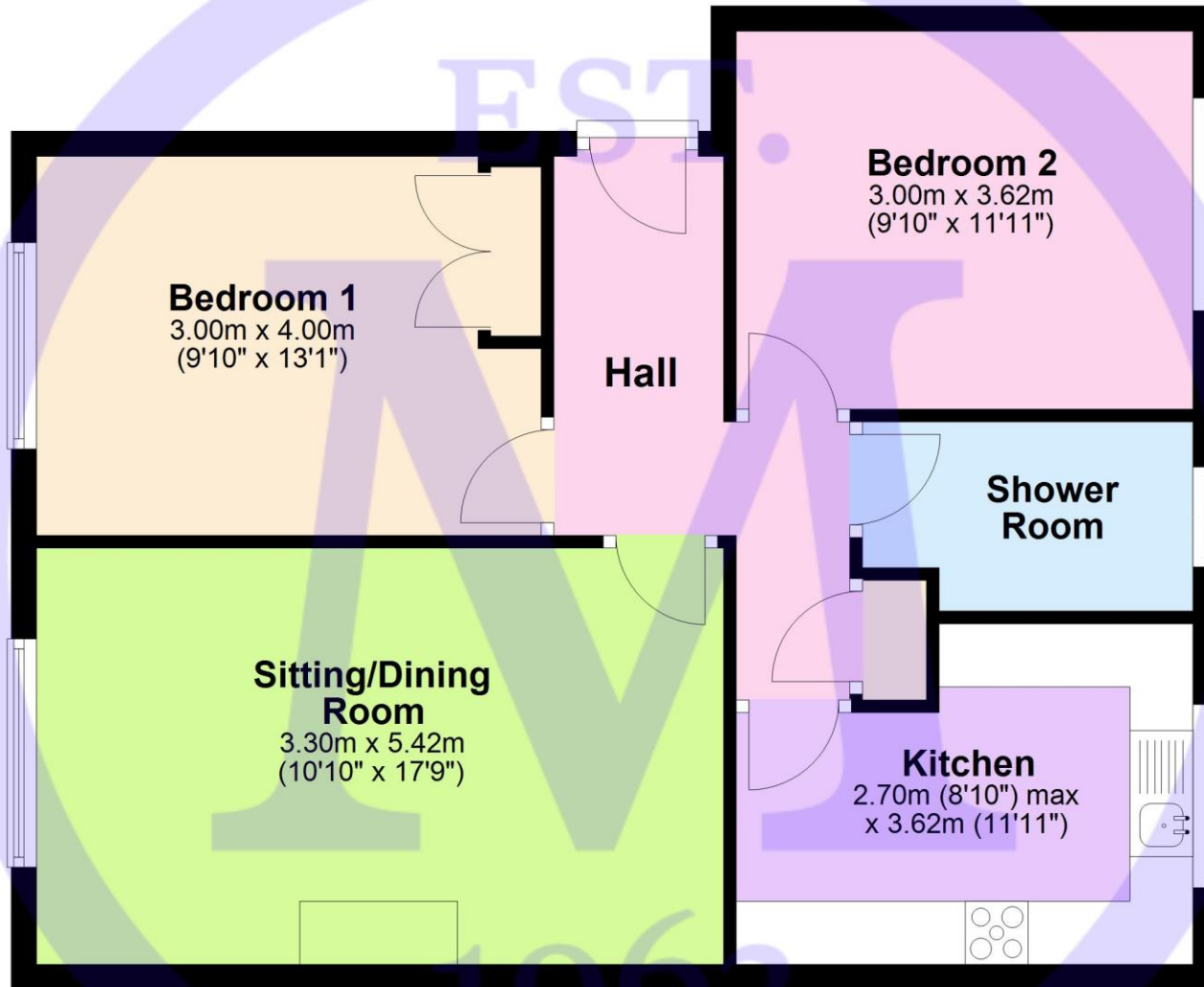
Services

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



Ground Floor

Approx. 62.2 sq. metres (669.6 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.

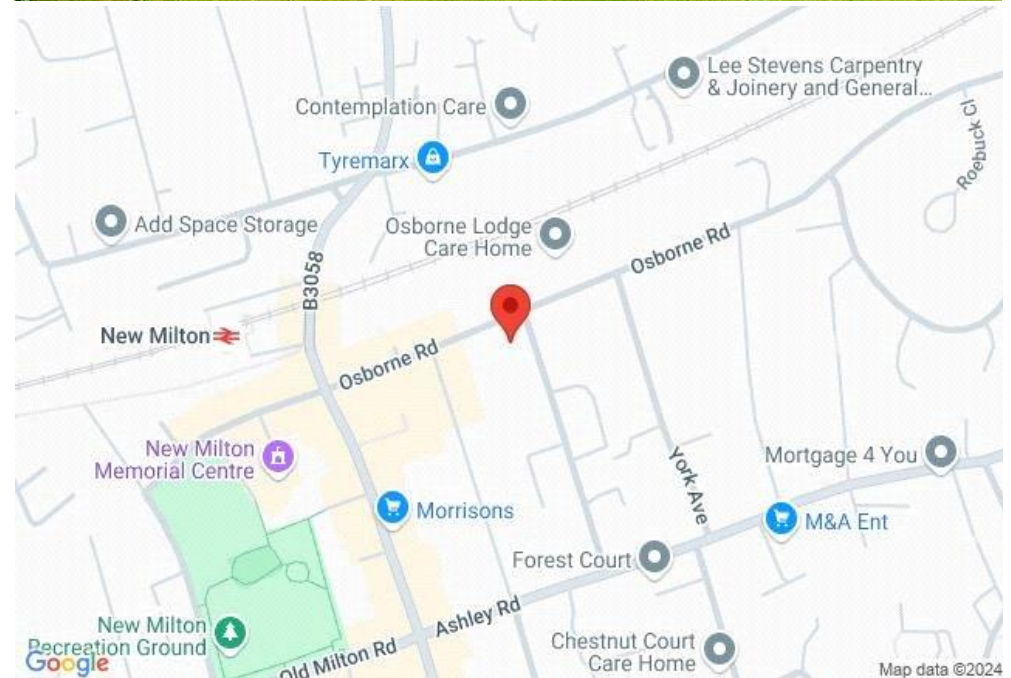
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Situation

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

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of lights and take the first left into Herbert Road. Continue to the end where Orchard Court will be seen 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

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