



12 Alvandi Gardens, Herbert Road, BH25 6BX

£245,000

Mitchells
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*12 Alvandi Gardens
Herbert Road
New Milton
Hampshire
BH25 6BX*

A particularly spacious two double bedroom first floor apartment situated in a highly sought after and peaceful residential location within walking distance of New Milton town centre. The property is offered with an extended lease and other features include a superb double aspect sitting/dining room, good sized kitchen/breakfast room, south westerly facing balcony, garage, security entrance system and well maintained communal gardens.

- Entrance Hall
- Sitting/Dining Room
- Balcony
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Cloakroom
- Garage
- Visitor Parking
- Communal Gardens



The Property

Communal entrance hall with a security entrance system

Entrance hall with trap to roof space, cloaks cupboard, airing cupboard and security entrance phone.

Superb double aspect sitting/dining room with double glazed sliding doors onto the private balcony which enjoys a sunny south westerly aspect.

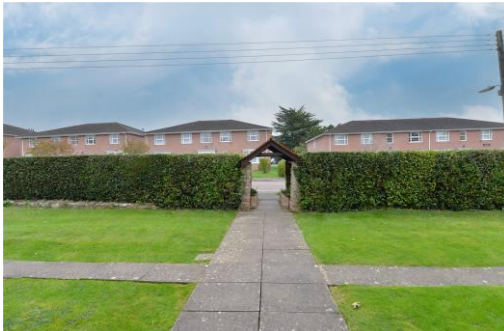
Kitchen/breakfast room which is fitted with a range of cream wall and base units with contrasting timber effect worktop, integrated washing machine, fridge and separate freezer, space for range style cooker, part tiled walls, modern wall mounted Worcester gas fired boiler, recess ceiling spotlights, pleasant outlook to the front, tiled flooring and space for breakfast table.

Two double bedrooms both with built in wardrobes.

Fully tiled bathroom fitted with a white suite comprising panel bath with an independent shower over, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights, chrome ladder style heated towel rail and extractor fan.

Separate fully tiled cloakroom with WC and wash hand basin.





Gardens & Grounds

Alvandi Gardens sits in a particularly well maintained gardens and grounds which is paid for out of annual maintenance.

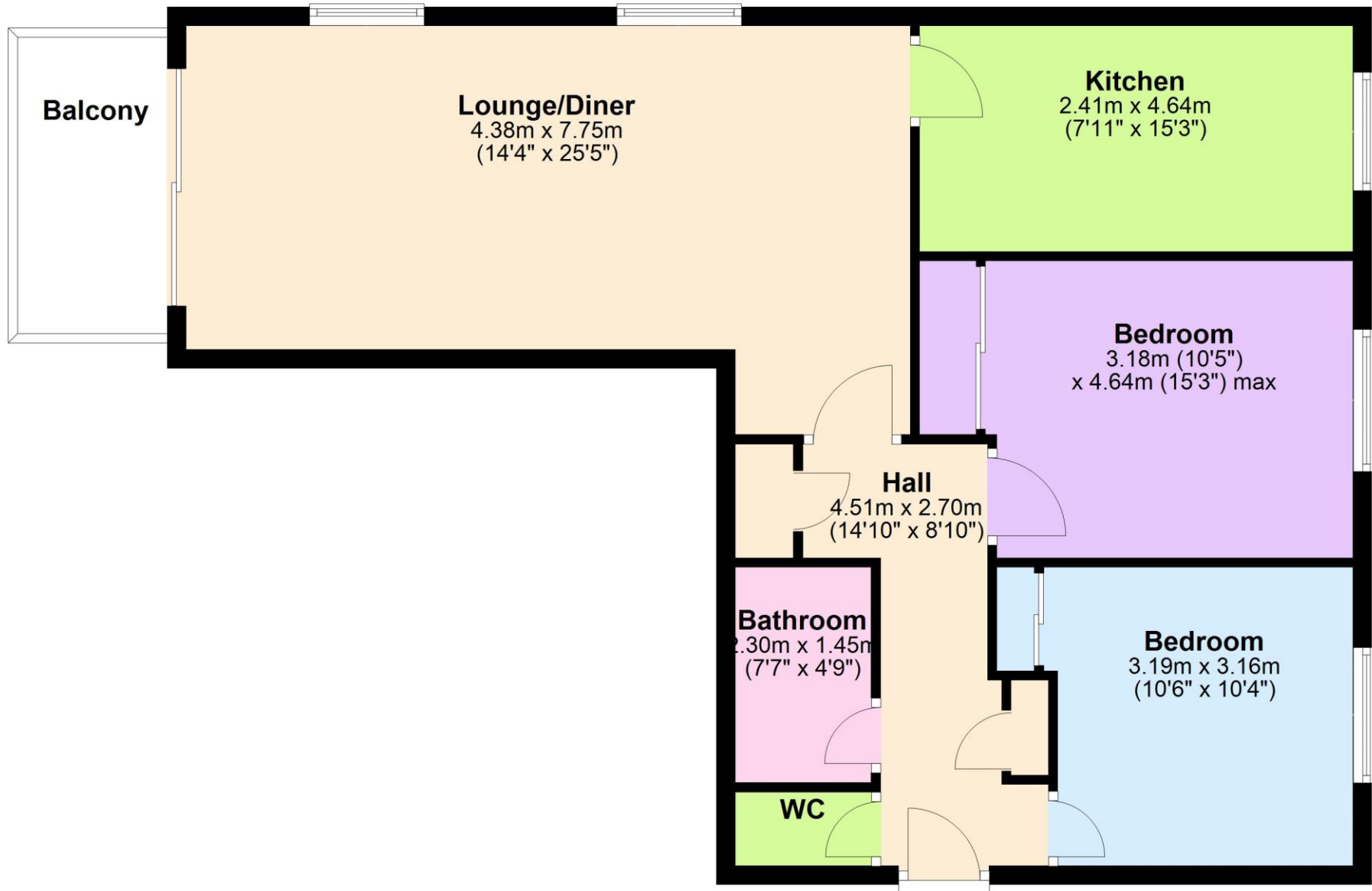
There is a garage to the rear with an up and over door and pitched roof and an area of visitor parking.

Services

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

Floor Plan

Approx. 79.7 sq. metres (857.7 sq. feet)



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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 straight across the traffic lights into Ashley Road. Take the second turning left into Herbert Road where the property will be found after a short distance on the left hand side.





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