



42B Ferndale Road, New Milton, BH25 5EY

£229,950

Mitchells
1963 — TODAY



*42B Ferndale Road
New Milton
Hampshire
BH25 5EY*

A well-presented and modern two double bedroom ground floor apartment situated in a popular residential location only a few steps from the local shops. The property is offered with no forward chain and other features include a long lease, allocated parking, a modern kitchen and bathroom, excellent decorative order and the property would make an ideal first time buy, retirement or investment purchase.

- 108 Years Remaining On Lease
- Maintenance: £1,249.12 pa
- Ground Rent: £125 pa
- Porch
- Sitting/Dining Room
- Kitchen
- Inner Hall
- Two Double Bedrooms
- Bathroom
- Allocated Parking



The Property

Entrance porch with a UPVC double glazed front door and tiled flooring.

Good sized sitting/dining room with attractive timber effect flooring and a pleasant outlook to the front.

Kitchen fitted with a range of cream wall and base units with soft closing drawers and doors, a contrasting timber effect worktop with an inset sink unit with mixer tap over, integrated electric oven, four burner gas hob, extractor, fridge and separate freezer, space and plumbing for washing machine, wall mounted gas fired boiler concealed in cupboard, tiled flooring, under cupboard lighting, breakfast bar, recess ceiling spotlights and wall tiling.

Two good sized bedrooms both with an outlook to the rear.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment over and glass shower screen, wash basin, WC, tiled flooring, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

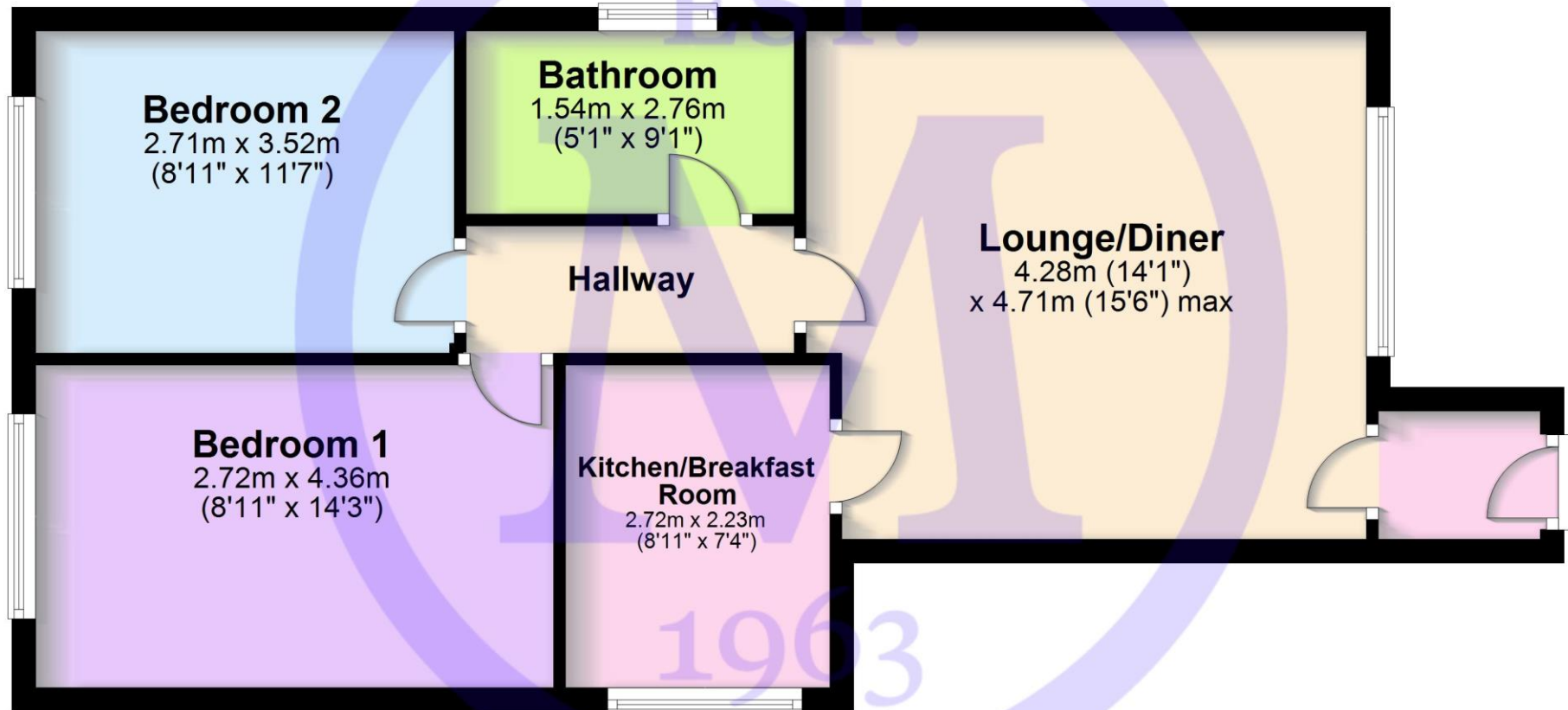
The property benefits from an allocated parking space to the rear.

Services

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

Ground Floor

Approx. 57.9 sq. metres (622.7 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.

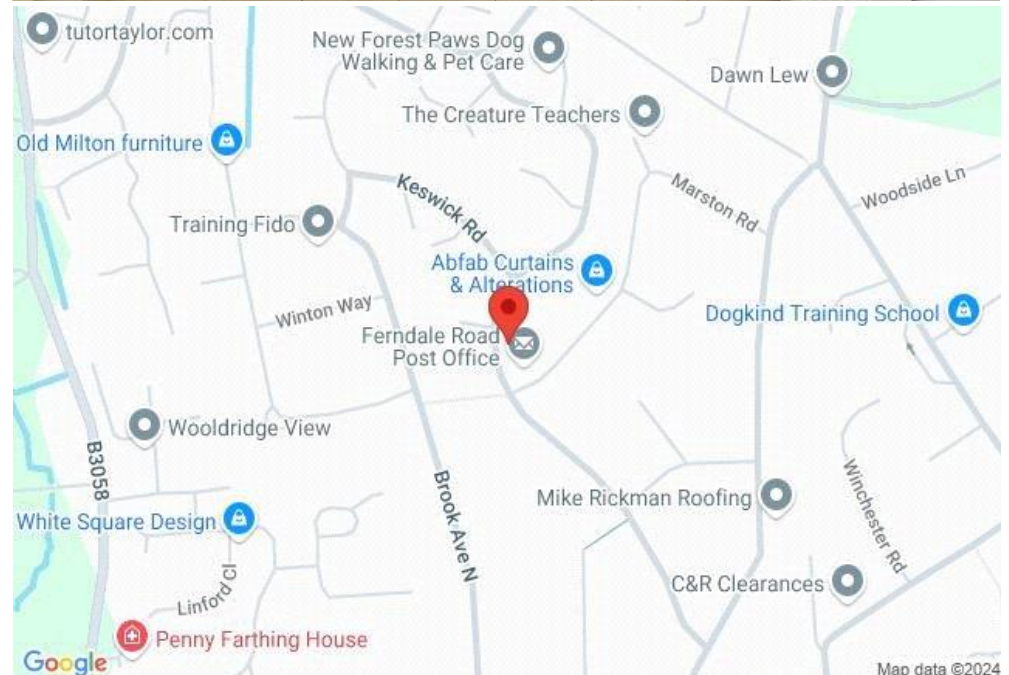
42b Ferndale Road

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 over the railway bridge. Take the first turning right into Manor Road, second left into Oakwood Avenue, first left into Ferndale Road where the property will be found on the right hand side.





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