



2 Fremington Court, New Milton, BH25 6BX

£285,000

Mitchells
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*2 Fremington Court
Herbert Road
New Milton
Hampshire
BH25 6BX*

This fantastic ground floor town centre apartment is ideally situated just a short level walk of New Milton town centre and mainline railway station. The property offers bright and spacious accommodation with features including a through sitting/dining room, a modern kitchen and shower room, a master bedroom with an en-suite cloakroom and owns its share of the freehold.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- En-Suite Cloakroom
- Family Shower Room
- Parking
- Private Patio
- Garage In Nearby Block
- Service Charge: £1,920 pa
- 980 Years Remaining On Lease



The Property

Entrance hall with entry phone system, coats cupboard, airing cupboard and radiator.

The sitting/dining room is a fantastic size with sliding patio doors leading out to the sunny west facing patio, TV aerial point, double radiator and central heating controls.

The kitchen is fitted with a lovely range of white gloss wall and base units with a contrasting quartz effect worktop, one and a half bowl ceramic sink with mixer tap over and drainer, wall mounted Worcester combination boiler, breakfast bar and integrated appliances include a tall stand up fridge freezer, Neff eye level oven, Neff five burner induction hob with extractor fan over, dishwasher and a washing machine.

The two double bedrooms are situated at the rear of the property both benefitting from built in storage and with the master enjoying its own luxury en-suite cloakroom.

The en-suite comprises of a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, mirror fronted wall units, chrome heated towel rail and an extractor fan.

The family shower room has been beautifully finished to an extremely high standard with a lovely range of built in storage and a suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, walk in double shower with glass shower screen and thermostatic shower attachments, large chrome heated towel rail, underfloor heating and a wall mounted mirror.





Gardens & Grounds

To the front of the property is a private sunny west facing patio and to the rear of the property is an area of communal parking, garaging and designated casual parking for three vehicles.

The property benefits from a single garage with an up and over door.

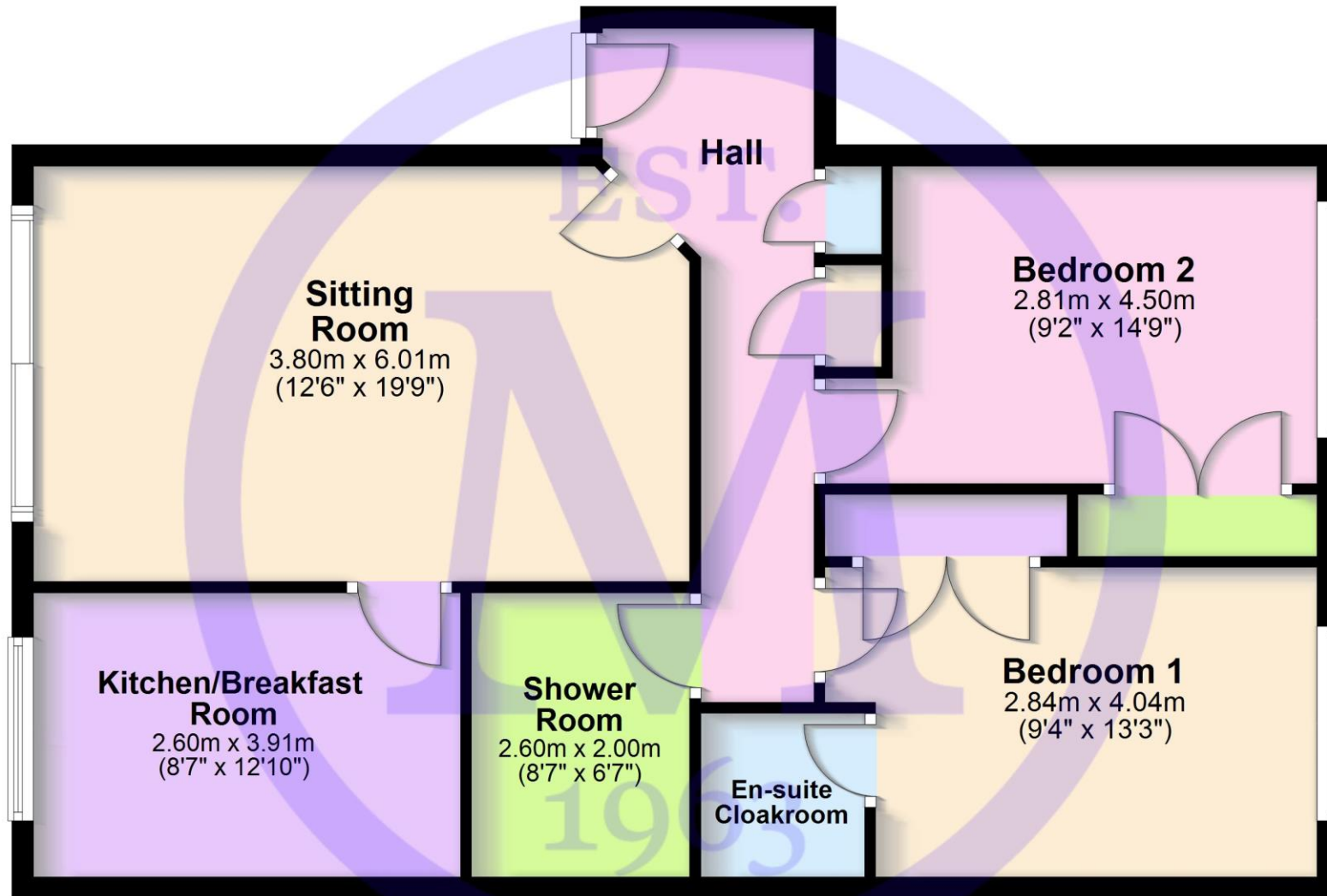
The property is surrounded by communal gardens, the maintenance of which is paid for out of the annual service charge.

Services

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

Ground Floor

Approx. 78.9 sq. metres (849.2 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. At the next set of lights continue straight across, take the first turning left into Herbert Road where the property will be seen after a short distance on the right hand side.





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