



*3 Pegasus Court, Spencer Road, New Milton, BH25 6EJ*

*£275,000*

**Mitchells**  
1963 — TODAY



*3 Pegasus Court  
Spencer Road  
New Milton  
Hampshire  
BH25 6EJ*

A spacious two bedroom ground floor apartment situated in a convenient location only one road back from New Milton town centre and within walking distance of the mainline railway. Features of the property include a large sitting/dining room, kitchen/breakfast room, two double bedrooms with one benefitting from an en-suite WC, modern family shower room, west facing balcony, garage, resident parking, an extended lease and is offered with no forward chain.

- Ground Floor Apartment
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Two Bedrooms
- Family Shower Room
- En-Suite WC
- Balcony
- Resident Parking
- Garage
- Approximately 143 Years Remaining On The Lease
- Service Charge currently £635 every 6 months



## The Property

Entrance hall with cupboard housing the electric consumer unit and useful storage cupboard.

Spacious sitting/dining room with a lovely westerly aspect overlooking the communal gardens to the front.

Kitchen/breakfast room with generous range of wood effect wall and base units with contrasting marble effect worktop and breakfast bar, tile effect flooring, integrated electric hob and raised electric double oven, space for washing machine and tall stand up fridge freezer, stainless steel sink and drainer with mixer tap over and a pleasant outlook to the rear of the block.

Bedroom one is a double bedroom with built in wardrobe, an easterly outlook and benefits from an en-suite WC with fully tiled flooring and walls, UPVC double glazed window and suite comprising WC, wash hand basin with storage beneath, chrome ladder style heated towel rail and mirror.

Bedroom two is also a double bedroom with UPVC double glazed window overlooking the front of the development and built in wardrobe.

Family shower room with fully tiled walls and floor and modern suite comprising large walk in shower cubicle with glass shower screen, seat and thermostatically controlled shower, WC, chrome ladder style heated towel rail, wash hand basin with storage beneath and mirrored wall hung storage cupboard.

The property is presented in fantastic order throughout and is offered with no forward chain.





## *Gardens & Grounds*

Pegasus Court stands in well maintained gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

To the rear of the development there is a block of garages and resident parking.

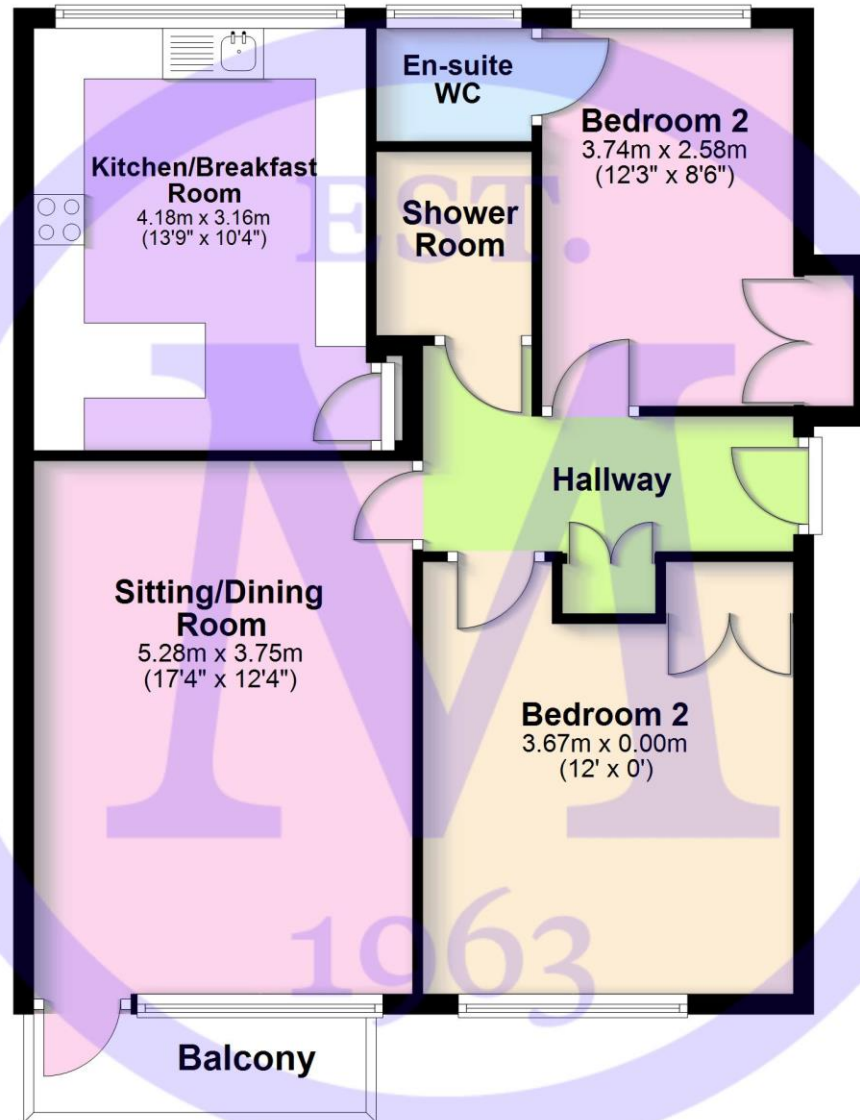
3 Pegasus Court benefits from a west facing balcony approximately measuring approximately 3.3m wide making it an ideal space for outside dining.

## *Services*

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

## Ground Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 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.

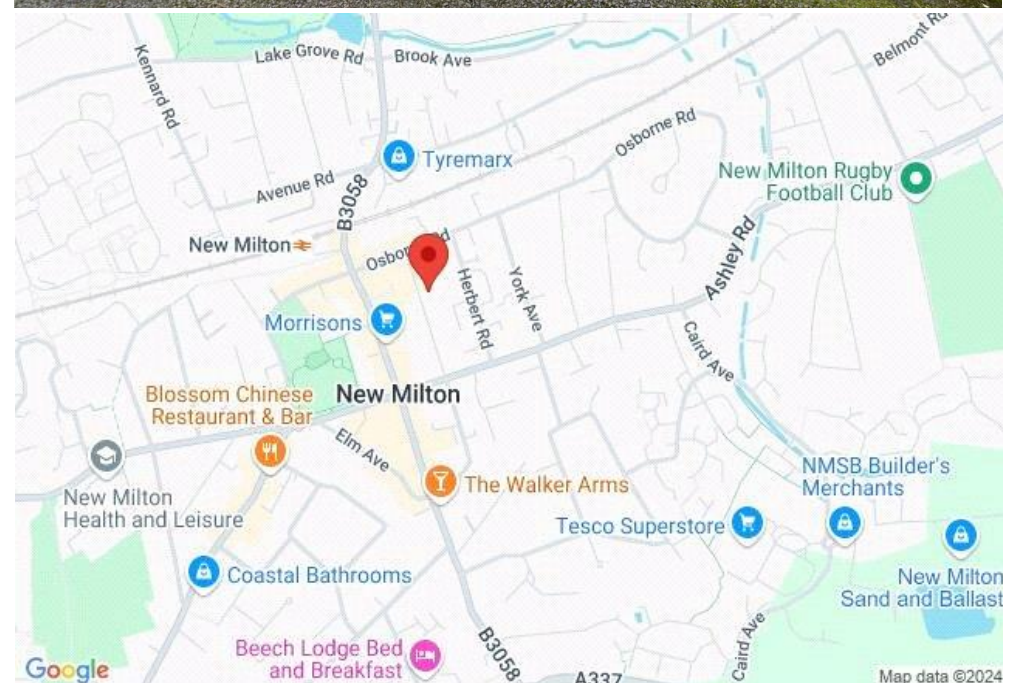


## Situation

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 over the first set of traffic lights. At the next set of lights turn left onto Spencer Road where the property will be found on the right hand side.





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