



*9 Aspen Place, New Milton, BH25 6NX*

*£225,000*

**Mitchells**  
1963 — TODAY







*9 Aspen Place  
New Milton  
Hampshire  
BH25 6NX*

A superbly presented two double bedroom self-contained first floor apartment situated in a popular and peaceful location yet within easy reach of New Milton town centre and the mainline railway station. Other features of the property include an extended lease, a superb modern kitchen/breakfast room, a luxury shower room, two WC's, a garage in nearby block and a private entrance.

- 128 Years Remaining On Lease
- Maintenance: £2,200 pa
- Ground Rent: £15
- Entrance Hall
- Hallway
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Cloakroom
- Garage
- Communal Gardens



## The Property

Entrance hall with a double glazed front door and a private staircase.

Hallway with trap to private loft space.

Good sized sitting/dining room with a lovely outlook to the front over the communal gardens.

Superb kitchen/breakfast room fitted with a range of wall and base units with a marble effect worktop and an inset sink unit with a mixer tap over, integrated Neff electric oven, hob, extractor, fridge, separate freezer, dishwasher and washing machine, large storage cupboard housing the modern wall mounted Worcester gas fired boiler, attractive timber effect flooring and recessed ceiling spotlights.

Two good sized double bedrooms both with built in wardrobes.

Modern fully tiled shower room fitted with a modern white suite comprising a corner shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, chrome ladder style heated towel rail, tiled flooring, recessed ceiling spotlights and an extractor fan.

Fully tiled separate cloakroom with a WC, hand basin, recessed ceiling spotlights and a chrome ladder style heated towel rail.

Gas fired central heating & UPVC double glazing.







## *Gardens & Grounds*

The property stands in communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

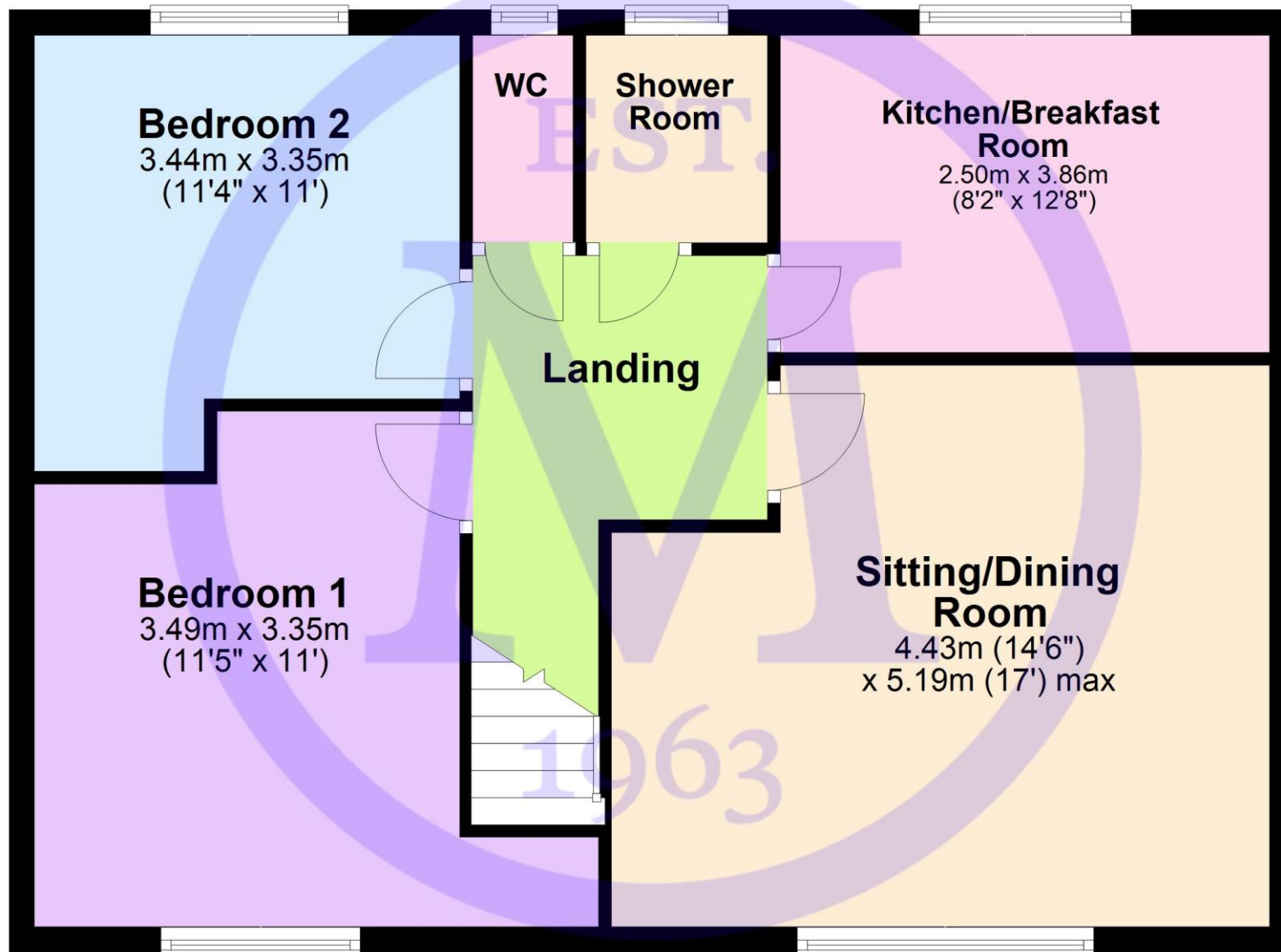
Garage in nearby block with up and over door.

## *Services*

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

# First Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



9 Aspen Place, New Milton

## 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 right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. Take the first left into Mount Avenue and the second left into Aspen Place where the property will be found on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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