



*6 Fremington Court, New Milton, BH25 6BX*

*£265,000*

**Mitchells**  
1963 — TODAY







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

This fantastic two double bedroom first floor town centre apartment is situated just two roads from New Milton town centre and is presented in excellent condition throughout with features including a spacious sitting/dining room, a kitchen/breakfast room, a spacious master bedroom, a modern bathroom and a long lease.

- 159 Years Remaining On Lease
- Maintenance: £1,800 pa
- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Separate Cloakroom
- Recently Recarpeted
- Modern Consumer Unit
- Garage In Nearby Block



## The Property

Entrance hall with two useful storage cupboards, airing cupboard, hatch to roof space, entry phone system, recently carpeted flooring and gives access through to the sitting/dining room.

The double aspect sitting/dining room is situated on the south-westerly side of the building bringing in plenty of natural light with a feature bay window to the front and ample space for furniture.

The kitchen/breakfast room has a fantastic range of wall and base units with a contrasting worktop, a modern Worcester gas fired boiler, four burner gas hob with extractor fan over, eyelevel double oven, two UPVC windows, stainless steel sink with mixer tap over and drainer, tiled splashback and space and plumbing for a washing machine and tall stand up fridge freezer.

The family bathroom has been recently refitted and now features tiled flooring, fully tiled walls, a chrome heated towel rail and a modern suite comprising a P-shaped bath with a mixer tap over and independent thermostatic shower attachments, glass shower screen, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern and a wall mounted mirror with built in lighting.

Separate cloakroom with matching tiled flooring and suite comprising a WC, wash hand basin with mixer tap over and storage beneath, tiled splashback, radiator, towel rail and mirror fronted medicine cabinet.

Two the rear of the property are two double bedrooms both benefitting from built in storage with the master being a particularly generous size and enjoys and outlook to the rear of the property.







## *Gardens & Grounds*

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

To the rear of the property is a drying area, a single garage with up and over door and a pitched tiled roof and additional parking.

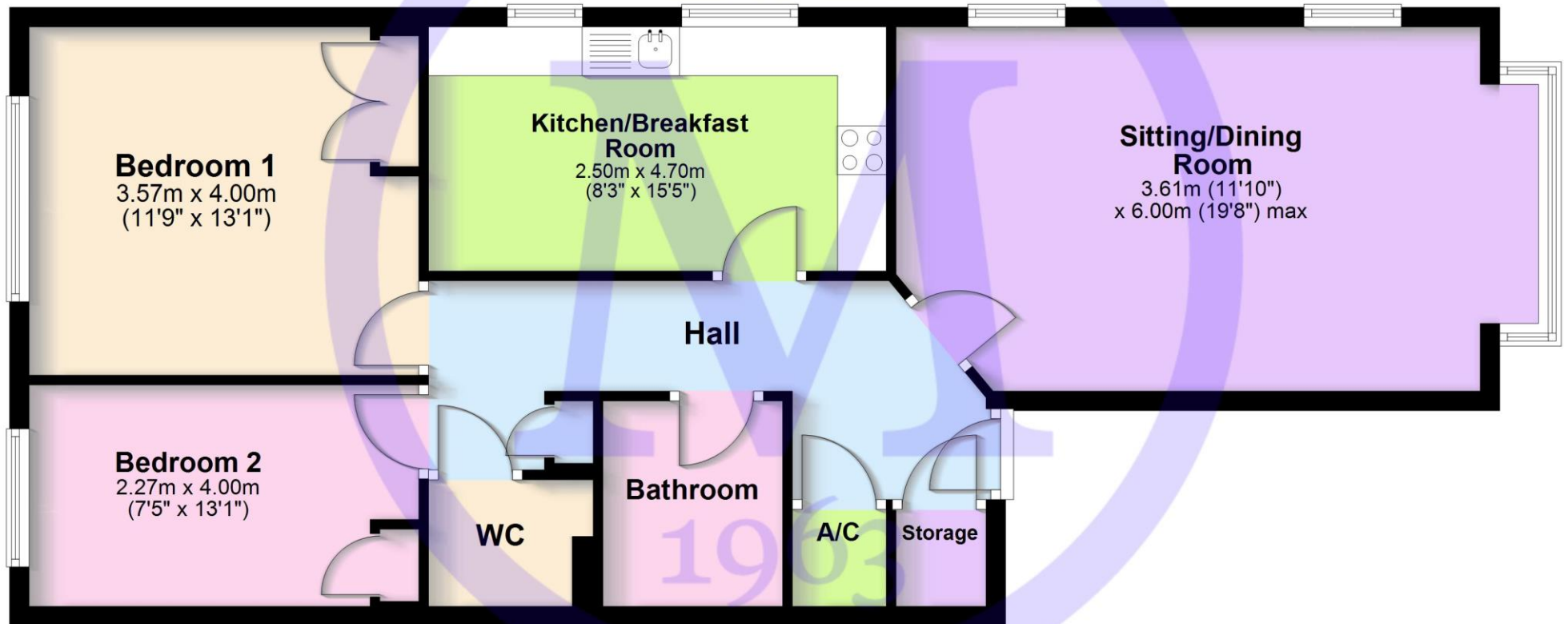
The property is offered with no forward chain and a viewing is highly recommended.

## *Services*

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

## First Floor

Approx. 78.1 sq. metres (840.3 sq. feet)



Total area: approx. 78.1 sq. metres (840.3 sq. feet)





## 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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