

27 Lakeside Pines, Barrs Avenue, New Milton, BH25 5GQ £135,000

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27 Lakeside Pines
Barrs Avenue
New Milton
Hampshire
BH25 5GQ

A superbly positioned one bedroom apartment situated on the first floor of this sought after retirement development, set in beautiful gardens opposite Ballard Lake and within walking distance of the town centre. The property offers bright and airy accommodation, with further features including a modern shower room, modern electric heating, a lovely double aspect bedroom, good storage, a passenger lift, and a lovely outlook over the communal grounds.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Parking
- Beautiful Communal Grounds
- Approximately 59 Years Remaining On Lease
- Maintenance Including Water & Building Insurance: £255.97 per Month





The Property

Communal entrance door with a security entry system, stairs, and a passenger lift to the first floor.

Entrance hall with a security entry system, a wall mounted Dimplex convector heater, and a large walk-in storage cupboard.

Sitting/dining room with a beautiful outlook over the communal grounds, a recently installed thermostatically controlled electric heater, and a feature stone effect fireplace with a stone backing and hearth.

Kitchen fitted with a good range of wall and base units, a contrasting timber effect worktop, an inset sink unit with a mixer tap over, space for a tall fridge/freezer, a washing machine, and a slimline dishwasher, an integrated electric oven, hob, and extractor, part-tiled walls, and tiled flooring.

Double aspect bedroom with a recently installed thermostatically controlled electric heater.

Modern, fully tiled shower room fitted with a white suite comprising a corner shower cubicle with a Triton shower, a wash basin with storage beneath, a WC, attractive tile effect flooring, and a wall mounted electric convector heater.

















Gardens & Grounds

The property is set within fantastic, spacious communal gardens, the upkeep of which is covered by the annual maintenance charge.

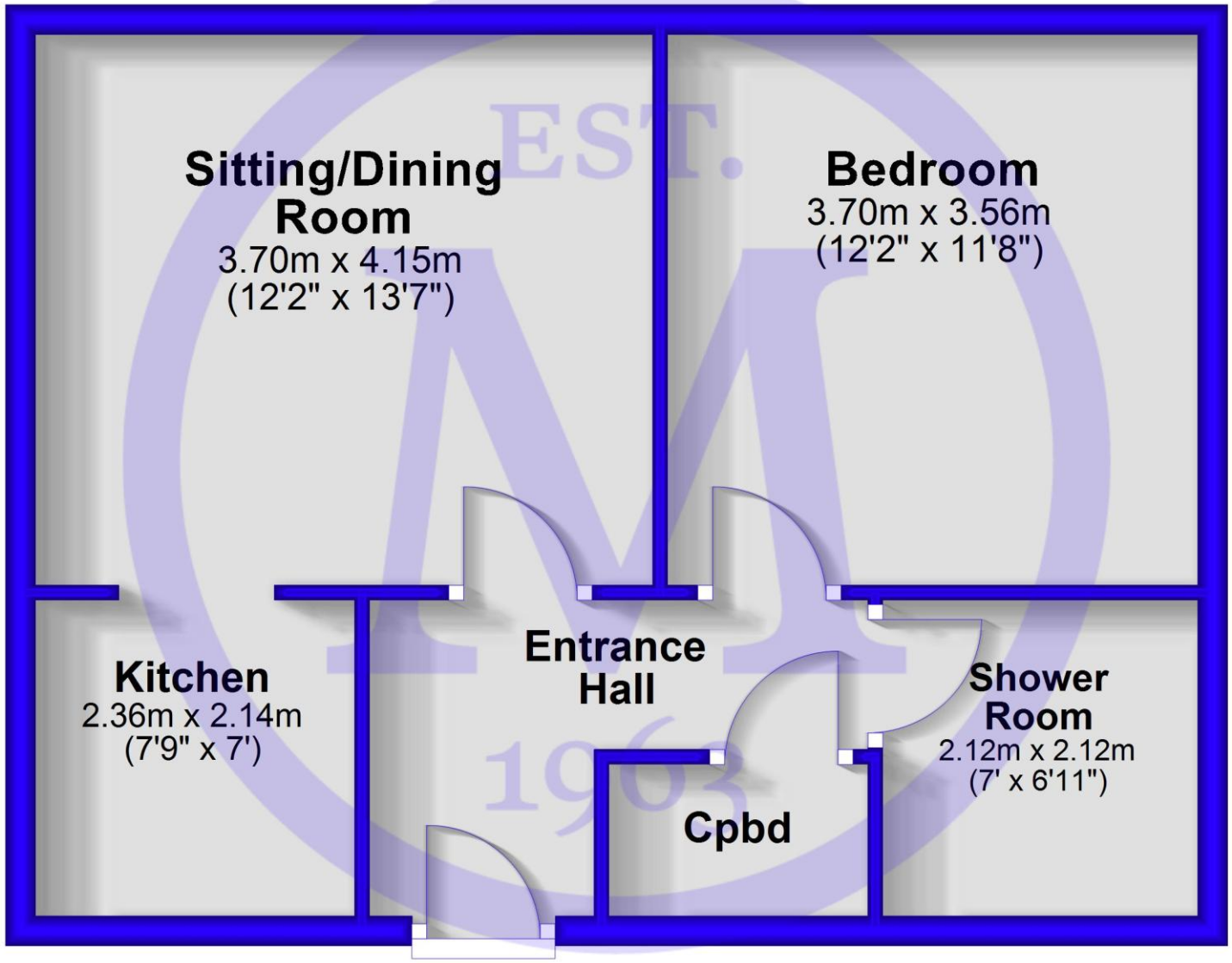
The grounds comprise a good sized lawn with a lovely wooded backdrop, a large communal patio area, and communal parking.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: C

First Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



Total area: approx. 46.8 sq. metres (503.3 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline.

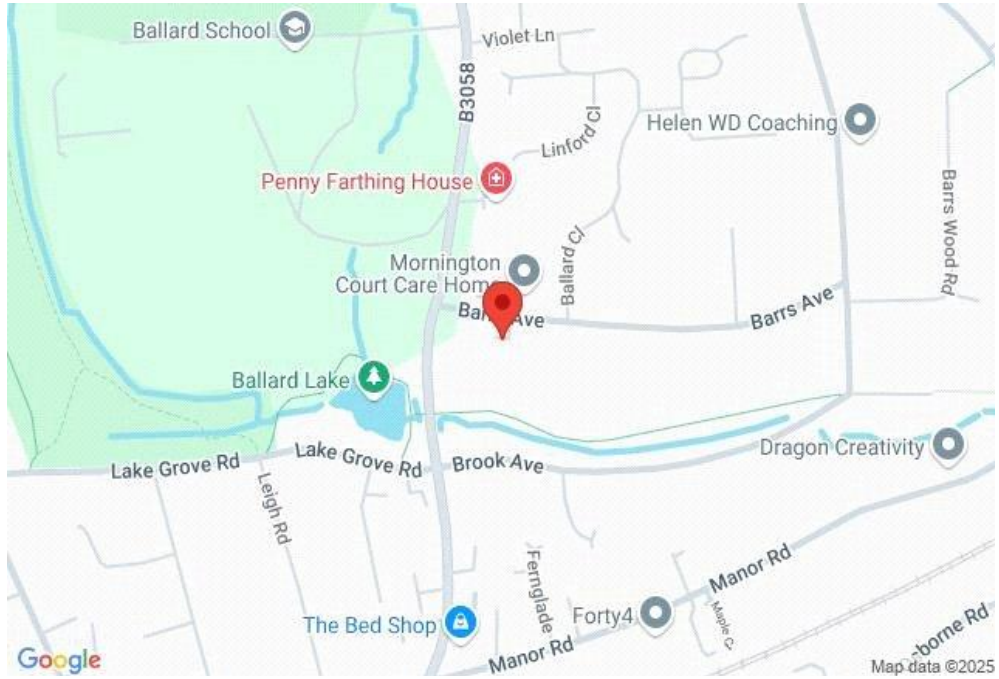
With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors.

The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters.

Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel.

Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.







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