



16 Cherry Tree Court, Station Road, New Milton, BH25 6LP

£249,950

Mitchells
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*16 Cherry Tree Court
Station Road
New Milton
Hampshire
BH25 6LP*

A beautifully positioned two bedroom first floor apartment situated close to New Milton town centre and within walking distance of Barton On Sea clifftop and beach. The property offers bright accommodation throughout and features include a large sitting/dining room with door onto the south facing balcony, a modern kitchen and family bathroom, two double bedrooms, a garage and an extended lease. The property is presented in immaculate condition and an internal viewing is strongly recommended.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Family Bathroom
- Two Double Bedrooms
- South Facing Balcony
- Garage
- Resident Parking
- Extended Lease With Approximately 164 Years Remaining
- Maintenance: £1,200 pa



The Property

Entrance hall with two large storage cupboard and a trap to roof space with drop down ladder.

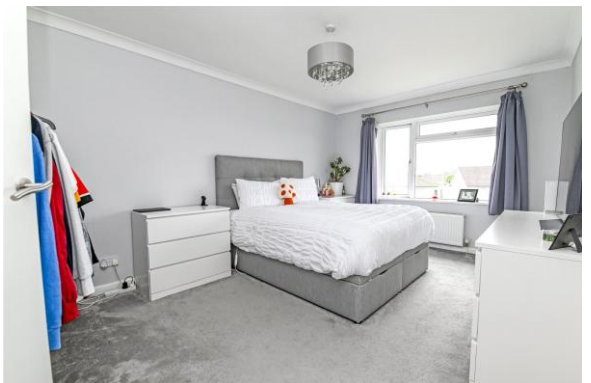
Modern kitchen with an excellent range of wood effect wall and base units with a contrasting worktop, tiled flooring, a pleasant outlook to the rear, one and a half bowl stainless steel sink unit with a mixer tap over and drainer, four burner gas hob with undercounter electric oven, integrated fridge/freezer, cupboard housing the gas fired central heating boiler and space for a washing machine and dishwasher.

Family bathroom with part tiled walls, tiled flooring and a suite comprising a panel bath with mixer tap over, glass shower screen, independent thermostatic controlled shower and additional shower attachment, wash hand basin, WC and a chrome ladder style heated towel rail.

The sitting/dining room is a particular feature of the property with a pleasant southwest facing dual aspect and a door leading to the balcony.

Bedroom one is a particularly generous size with an outlook over the front and with ample space for furniture.

Bedroom two is also a generous double bedroom with a pleasant outlook over the rear.





Gardens & Grounds

Cherry Tree Court sits on well-manicured grounds which are paid for through the annual maintenance charge.

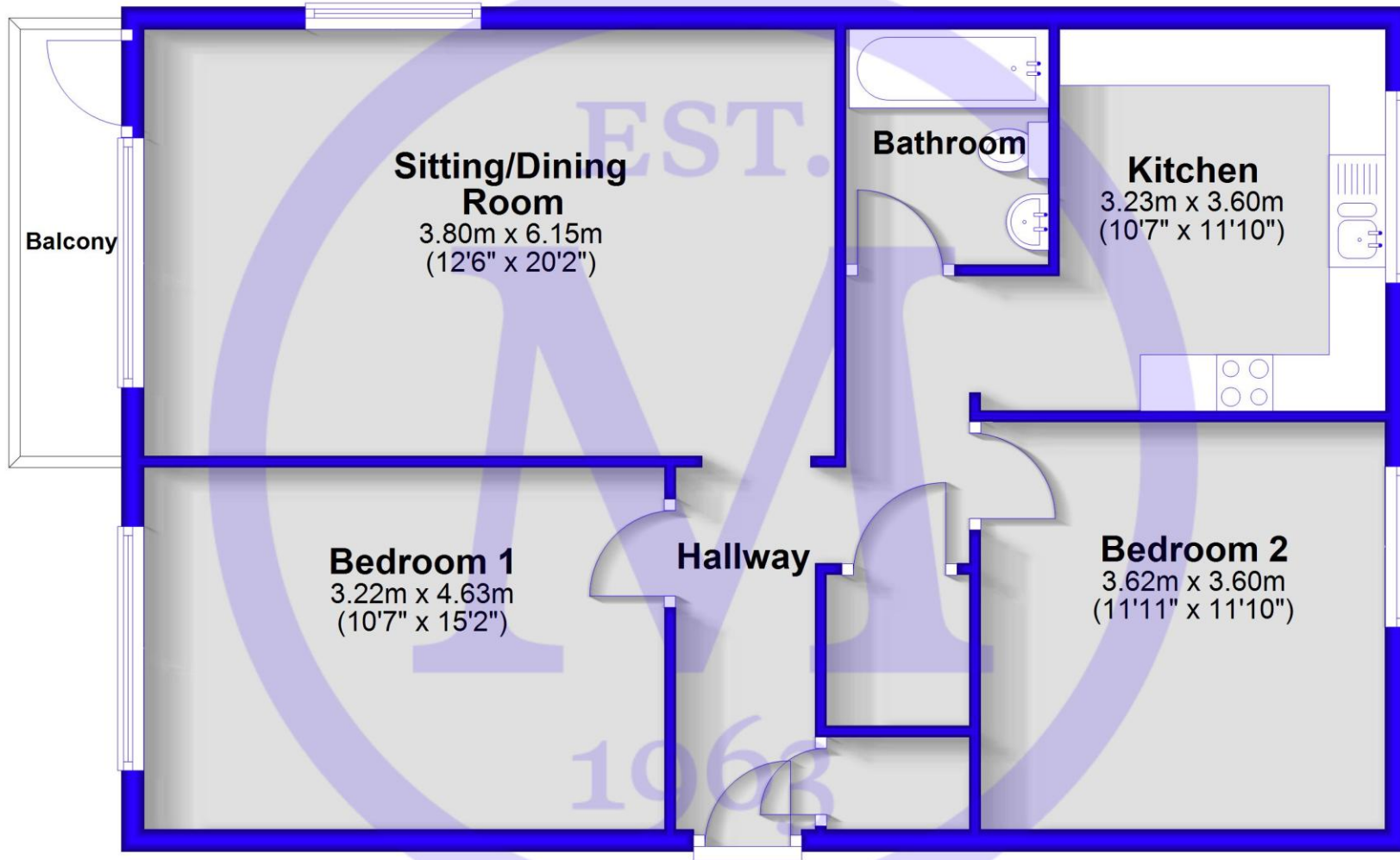
The apartment benefits from a garage in nearby block and resident parking.

Services

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

Ground Floor

Approx. 78.1 sq. metres (840.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

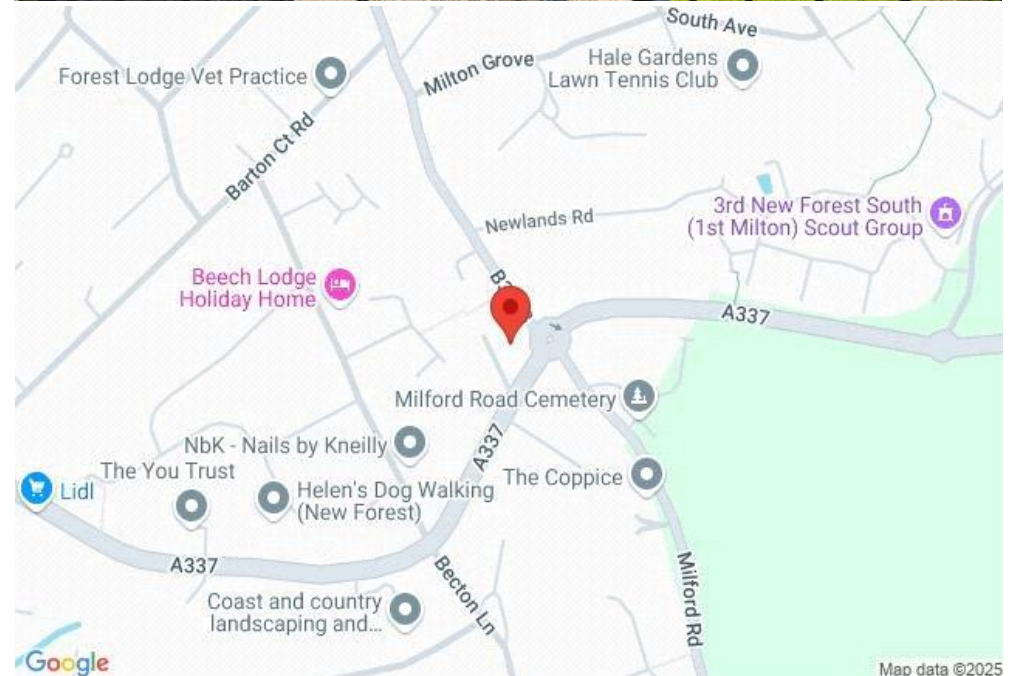
Plan produced using PlanUp.

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 turn right at the traffic lights and proceed down Station Road. Upon reaching the roundabout turn right and the property will be seen immediately on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

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