



10 Lakeside Pines, Barrs Avenue, New Milton, BH25 5GQ

£139,950

Mitchells
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*10 Lakeside Pines
Barrs Avenue
New Milton
Hampshire
BH25 5GQ*

A fantastically positioned and beautifully presented one bedroom ground floor retirement apartment at the popular Lakeside Pines development. The property has recently been decorated and carpeted throughout and features include sitting/dining room with views over the communal grounds, a separate kitchen, a bathroom, a large bedroom with built-in wardrobe and ample storage throughout.

- Communal Entrance
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bathroom
- Bedroom With Built-In Wardrobe
- Communal Gardens
- Resident Parking
- Approximately 114 Years Remaining On Lease
- Approximately Maintenance £280 PM



The Property

Communal entrance with intercom entry system.

Entrance hall with useful storage cupboard housing the hot water tank, intercom phone system with careline.

Sitting/dining room with electric storage heater, double glazed window enjoying a fantastic southerly aspect over the communal grounds and bi-fold door leading through to the kitchen.

Kitchen with modern wood effect flooring, a generous range of wall and base units with a contrasting wood effect worktop, stainless steel sink unit with mixer tap over and drainer, integrated fridge/freezer, four burner electric hob with extractor fan over, eyelevel Bosch electric oven and a freestanding Hot Point washer dryer.

Family bathroom with modern timber effect flooring, fully tiled walls and suite comprising a wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, panel bath with taps over and separate thermostatically controlled shower attachment, and an extractor fan.

The bedroom is a generous size with an electric storage heater, built-in double wardrobe with bi-fold doors, and UPVC double glazed window enjoying an outlook over the communal gardens.

The property has been re-floored throughout with the carpet benefiting from a ten year warranty from a well-regarded local company, recently re-decorated and is offered with no forward chain.





Gardens & Grounds

Lakeside Pines sits within mature and well looked after grounds with mature hedging and trees surrounding the development, well stocked and colourful borders, raised patio to the rear and area of well-kept lawn. 10 Lakeside Pines enjoys a fantastic outlook over these grounds.

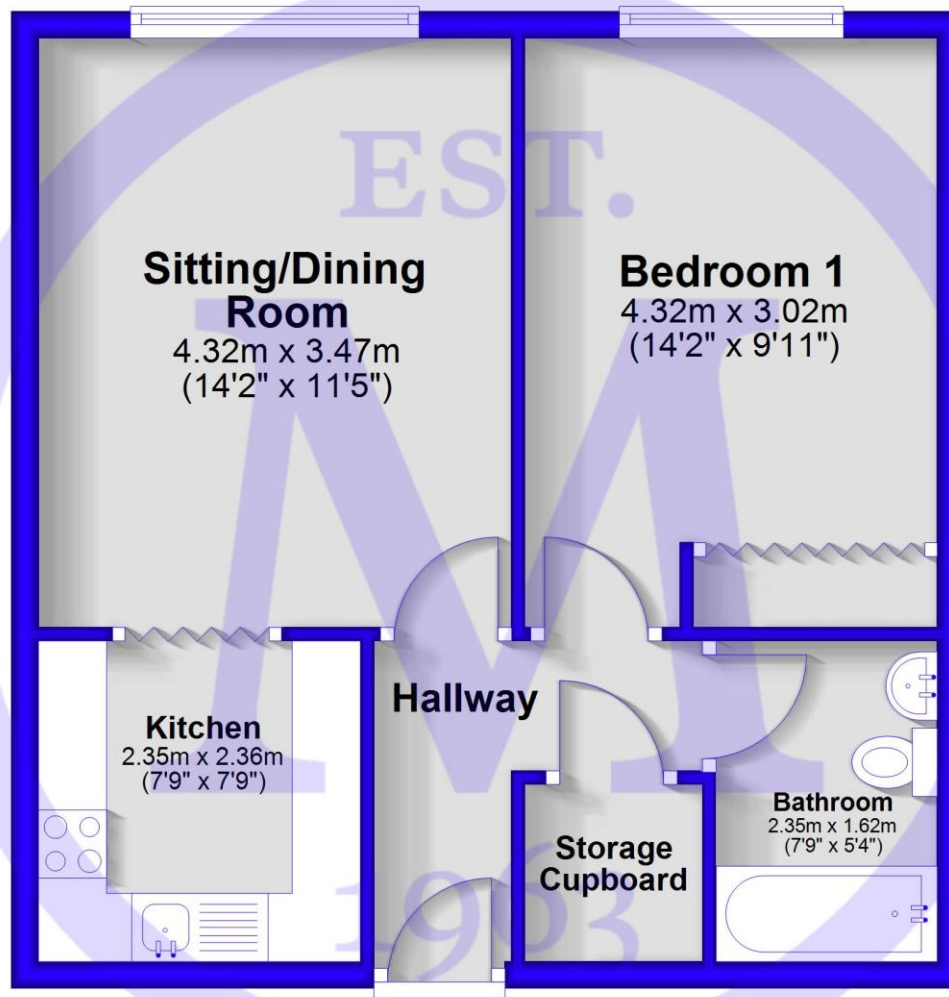
Services

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



Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 44.6 sq. metres (480.2 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.'

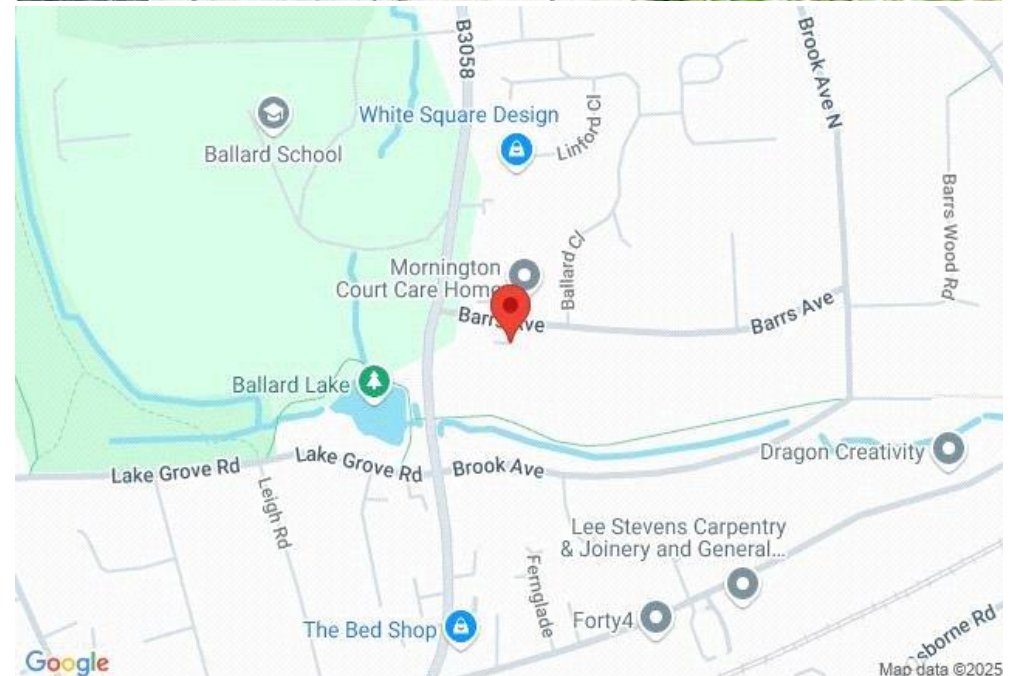
Plan produced using PlanUp.

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 turn left at the traffic lights and proceed over the railway bridge. Take the third turning right into Barrs Avenue where the property will be found immediately on the right hand side.





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