



*9 Lakeside Pines, Barrs Avenue, New Milton, BH25 5GQ*

*£139,950*

**Mitchells**  
1963 — TODAY



*9 Lakeside Pines  
Barrs Avenue  
New Milton  
Hampshire  
BH25 5GQ*

This beautifully presented ground floor retirement flat is situated in this prestigious block just a short walk from Ballard Lake and New Milton town centre. The property offers bright and modern accommodation with features including modern electric heating, a modern shower room, a large double bedroom and stunning communal grounds.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Grounds
- Parking
- On Site Manager
- Lease Until September 2139
- Maintenance: £255 Per Month



## The Property

Entrance hall with timber effect flooring, entry phone system and storage cupboard with shelving for storage and housing both the electrical consumer unit and water heater.

The sitting/dining room is a particularly bright and spacious room with a large UPVC window, modern electric radiator, TV aerial point and wall mounted electric fire.

A doorway leads through to the kitchen which is fitted with a lovely range of wall and base units with a contrasting worktop, sink with mixer tap over and drainer, eyelevel oven, four burner electric hob with extractor fan over, pull out ironing board, tiled splashback and space for a tall stand up fridge freezer.

The bedroom is fantastic double room with a built in wardrobe, modern electric radiator, telephone point and a TV aerial point.

The shower room has been refitted in recent years and now comprises a walk in double shower with electric Triton shower attachments, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, heated towel rail, mirror with built in light, tiled flooring and fully tiled walls.





New Milton Town Centre



Ballard Lake



## *Gardens & Grounds*

The property is surrounded by beautifully manicured communal grounds, the maintenance of which is paid for out of the annual service charge.

To the rear of the property is a stunning communal patio and gate leading towards both the high street and Ballard Lake.

The property is offered with vacant possession and a viewing is highly recommended.

## *Services*

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

# Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



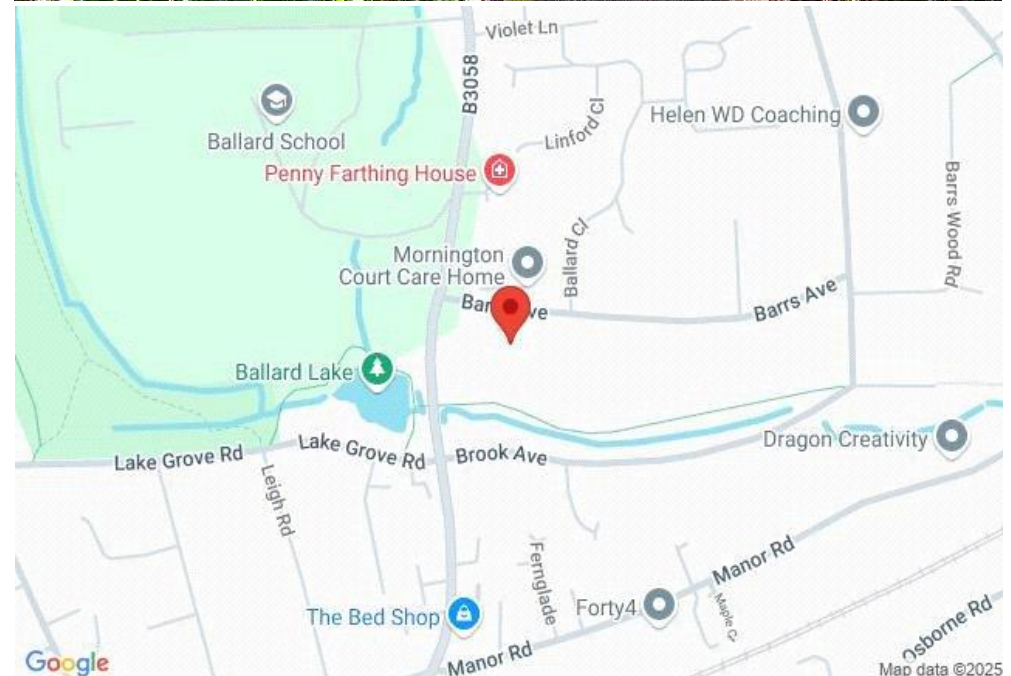
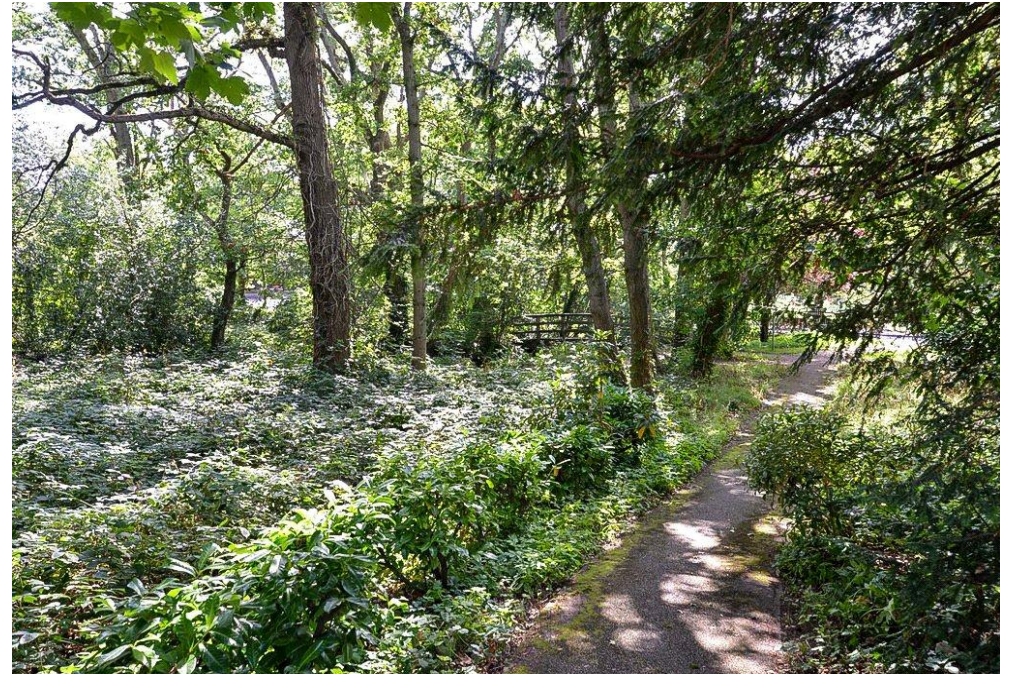
Total area: approx. 43.8 sq. metres (471.0 sq. feet)

## 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 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.





[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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