



*Flat 1, 10 Mount Avenue, New Milton, BH25 6NS*

*£319,950*

**Mitchells**  
1963 — TODAY







*Flat 1*  
*10 Mount Avenue*  
*New Milton*  
*Hampshire*  
*BH25 6NS*

A superbly positioned three bedroom duplex apartment, situated in this sought after and luxurious development in a peaceful location, yet within easy walking distance of New Milton town centre. The property is offered with no forward chain and features include a lovely double aspect sitting/dining room, a ground floor cloakroom, an en-suite bathroom in addition to the main shower room, a modern kitchen, allocated car parking, and well maintained communal areas.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- En-Suite Bathroom
- Shower Room
- Allocated Parking
- Communal Gardens
- 188 Years Remaining On Lease
- Service Charge: £1,330 PA
- Ground Rent: £295 PA



## The Property

Entrance hall with a double glazed front door, stairs to the first floor, and an understairs storage cupboard.

Lovely double aspect sitting/dining room featuring a timber effect fireplace with a marble effect backing and hearth, recessed ceiling spotlights, and an attractive south-westerly outlook to the front.

Modern kitchen fitted with a range of cream wall and base units, contrasted by a dark worktop, and an inset sink unit with a mixer tap. Integrated appliances include a double electric oven, a four burner gas hob, an extractor, and a slimline dishwasher. There is space for a tall fridge/freezer and a washing machine, along with tiled flooring, under cupboard lighting, and recessed ceiling spotlights.

Ground floor cloakroom fitted with a modern white suite.

Three first floor bedrooms, two with built-in wardrobes. The master bedroom benefits from a double aspect and an en-suite bathroom fitted with a modern white suite comprising a panelled bath with a mixer tap and shower attachment, a wash basin, WC, chrome ladder style heated towel rail, wall tiling, recessed ceiling spotlights, and an extractor fan.

Shower room fitted with a modern white suite, including a fully tiled shower cubicle with a thermostatically controlled shower, wash basin, WC, tiled flooring, recessed ceiling spotlights, a chrome ladder style heated towel rail, and an extractor fan.







## *Gardens & Grounds*

The property is set within well maintained communal gardens and grounds, the upkeep of which is covered by the annual service charge.

There is also a refuse store and allocated parking.

## *Services*

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

EST.

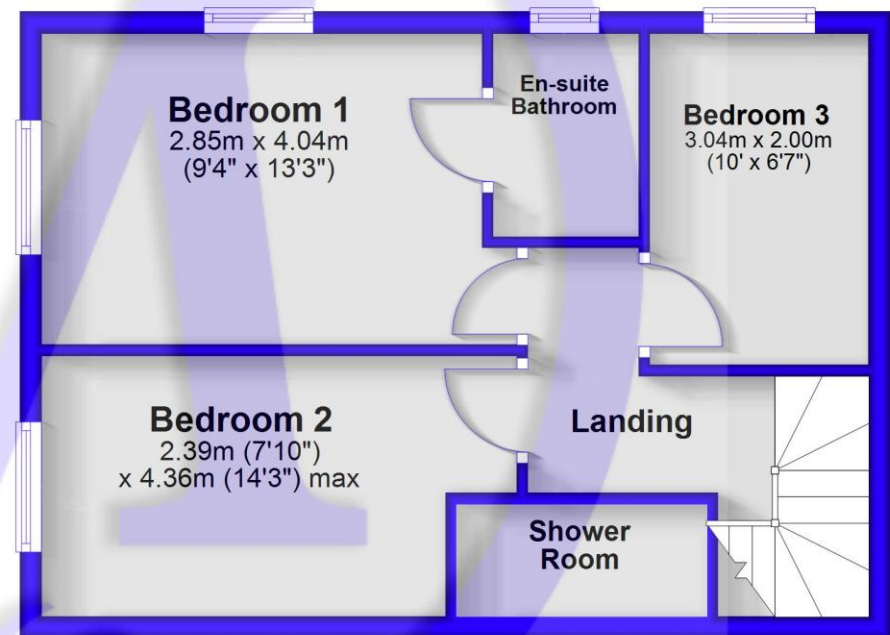
### Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



### First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



1963

Total area: approx. 80.8 sq. metres (869.3 sq. feet)

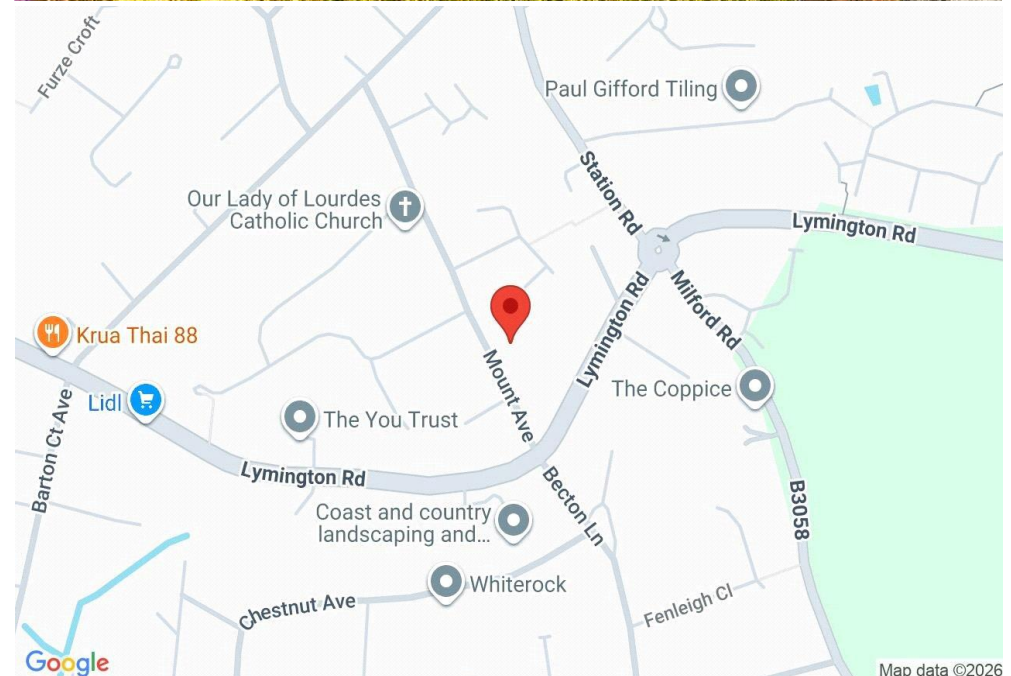


## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

## Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road. Then take the first left into Mount Avenue, where number ten can be found on the left 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

**Mitchells**  
1963 — TODAY

