



3 Lakeside Pines, Barrs Avenue, BH25 5GQ

£189,950

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

A beautifully presented ground floor two bedroom apartment situated in the highly desirable Lakeside Pines development which is built specifically for the over 55's. The property has been well maintained and improved by the current owner and features include a spacious sitting/dining room, generous kitchen and modern shower room.

- Communal Entrance
- Entrance Hall
- Large Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Communal Grounds
- Maintenance Approximately £434.60 PM
- Lease Until 29/09/2139
- (Approximately 114 years Remaining)



The Property

Entrance hall with tile effect flooring, entry phone system and large walk in storage cupboard housing the electric hot water boiler, pressurised central heating system, electrical consumer unit, shelving for storage and ample space for Hoover and ironing board etc.

The sitting/dining room is a particular feature of this property with two UPVC windows, recently carpeted flooring, feature fireplace with electric inset fire, TV aerial point, double radiator and ample space for three piece suite and small table and chairs.

Kitchen benefitting from a bright and airy southerly aspect and a fantastic range of white shaker style wall and base units with a contrasting stone effect worktop. Integrated appliances include a four burner induction hob with extractor fan over, eye level AUG oven and space and plumbing for tall stand up fridge freezer and washing machine, stainless steel sink with mixer tap over and drainer, tiled splash back and large UPVC window.

Bedroom one has a great range of built in wardrobes, an attractive bay window, TV aerial point and ample space for a king sized bed and bedside cabinets.

Bedroom two currently as a single, again with a good array of built in storage including wardrobe, chest of drawers, bedside cabinets and over bed storage. Both bedrooms and been recently recarpeted.

The modern shower room is beautifully presented and features a large walk in double shower with Mira electric shower attachments, glass shower screen, WC with hidden system, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, chrome heated towel rail, UPVC window and tiled effect flooring.

Manager on site, modern pressurised hot water system with electric boiler and careline system fitted.





Gardens & Grounds

Lakeside Pines sits in well manicured grounds of surrounded by trees. To the front of the development is an area of parking with a driveway which leads through an arch to further parking.

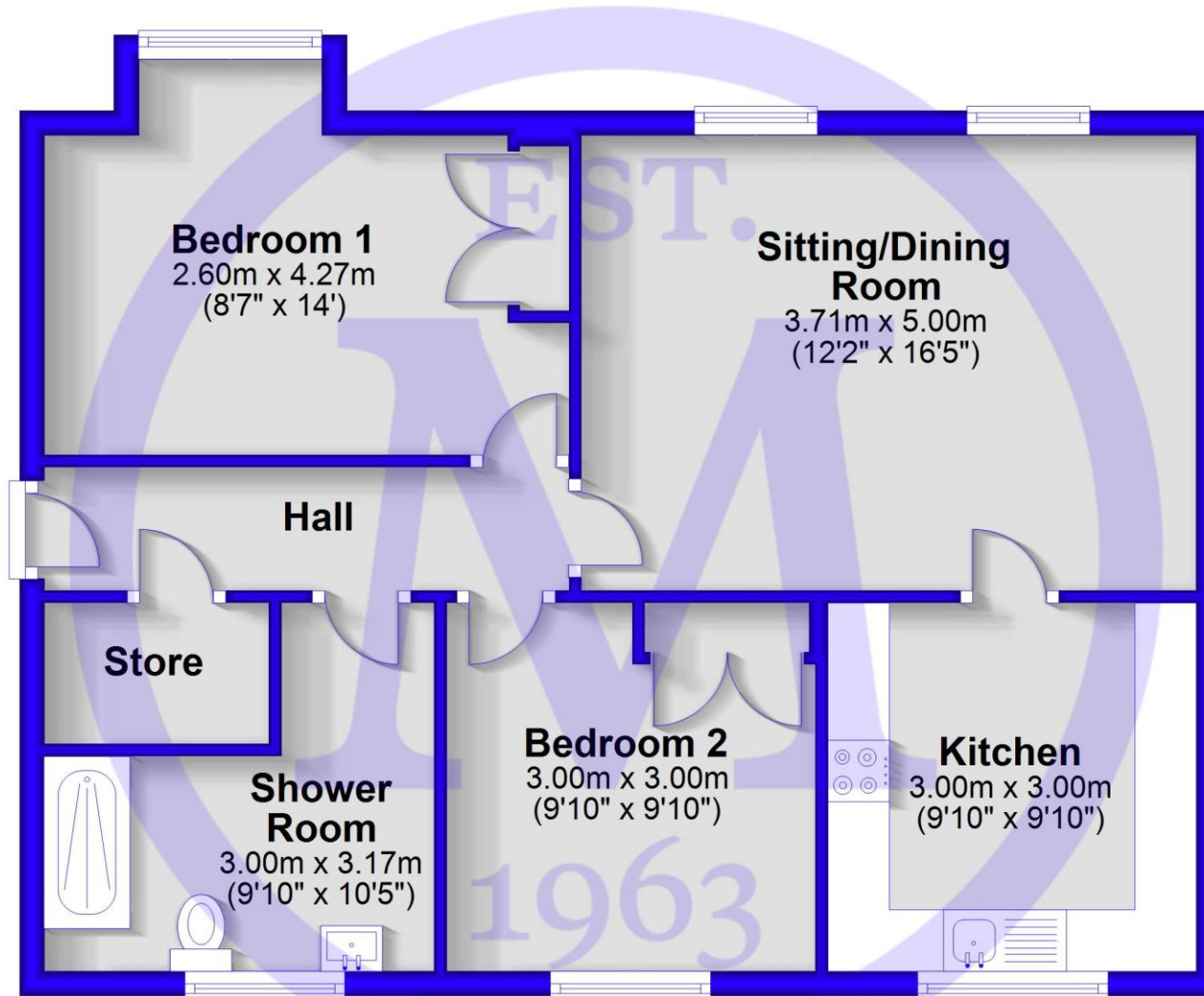
To the rear of the property is a large communal garden which has been beautifully maintained and includes colourful borders, large communal patio area and a gateway through to Ballard Lake and New Milton town centre.

Services

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

Floor Plan

Approx. 64.7 sq. metres (696.3 sq. feet)



Total area: approx. 64.7 sq. metres (696.3 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.

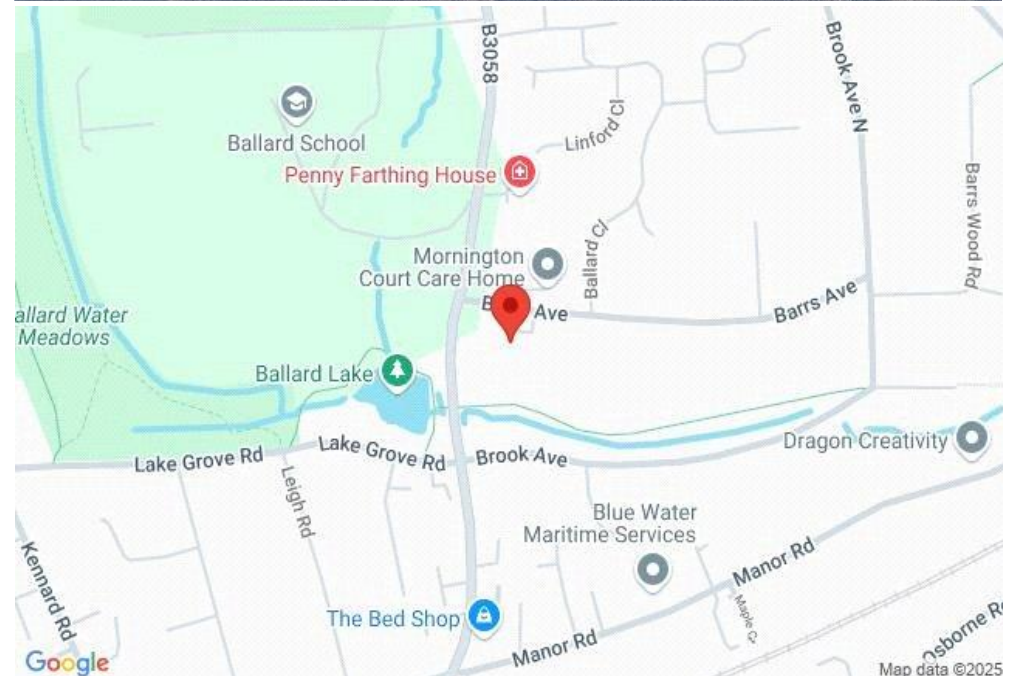


Situation

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 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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