



*Flat 22, Lakeside Pines, Barrs Avenue, New Milton, BH25 5GQ*

*£125,000*

**Mitchells**  
1963 — TODAY



*Flat 22*  
*Lakeside Pines*  
*Barrs Avenue*  
*New Milton*  
*Hampshire*  
*BH25 5GQ*

A superbly presented one bedroom luxury first floor apartment, built specifically for the over-50s and occupying an excellent position on the development. Other features of this lovely apartment include a double aspect sitting room, a good sized double bedroom with built-in storage, a private loft space, a window in both the shower room and the kitchen overlooking the lovely wooded grounds, a modern kitchen, a recently installed shower room, excellent decorative order throughout, and the property is offered with no forward chain.

- Maintenance: £289.57 PM
- Lease Length: 150 Years From 1989
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Grounds
- Communal Parking
- No Forward Chain



## The Property

Communal entrance hall with stairs to the private landing.

Entrance hall with a trap to the private roof space and a large storage/airing cupboard with built-in shelving and a Megaflow hot water cylinder.

Lovely double aspect sitting/dining room with a beautiful outlook over the wooded communal grounds.

Kitchen fitted with a range of modern white wall and base units with soft closing drawers and doors, a contrasting dark worktop with an inset sink unit and mixer tap over, integrated Bosch electric oven, electric hob and extractor, integrated fridge and separate freezer, a washer/dryer, tiled flooring, part tiled walls, under cupboard lighting, and a pleasant outlook over the communal grounds.

Good sized double bedroom with extensive built-in storage and a private outlook.

Modern shower room, installed approximately six years ago, fitted with a white suite comprising a large shower cubicle with a thermostatically controlled shower, wash basin with storage beneath, WC, tiled flooring, ladder style heated towel rail, and a UPVC double glazed window.

UPVC double glazing throughout and modern electric heating.





## *Gardens & Grounds*

Lakeside Pines stands in its own beautiful wooded grounds, providing a high degree of privacy, with a large south facing communal patio and communal parking.

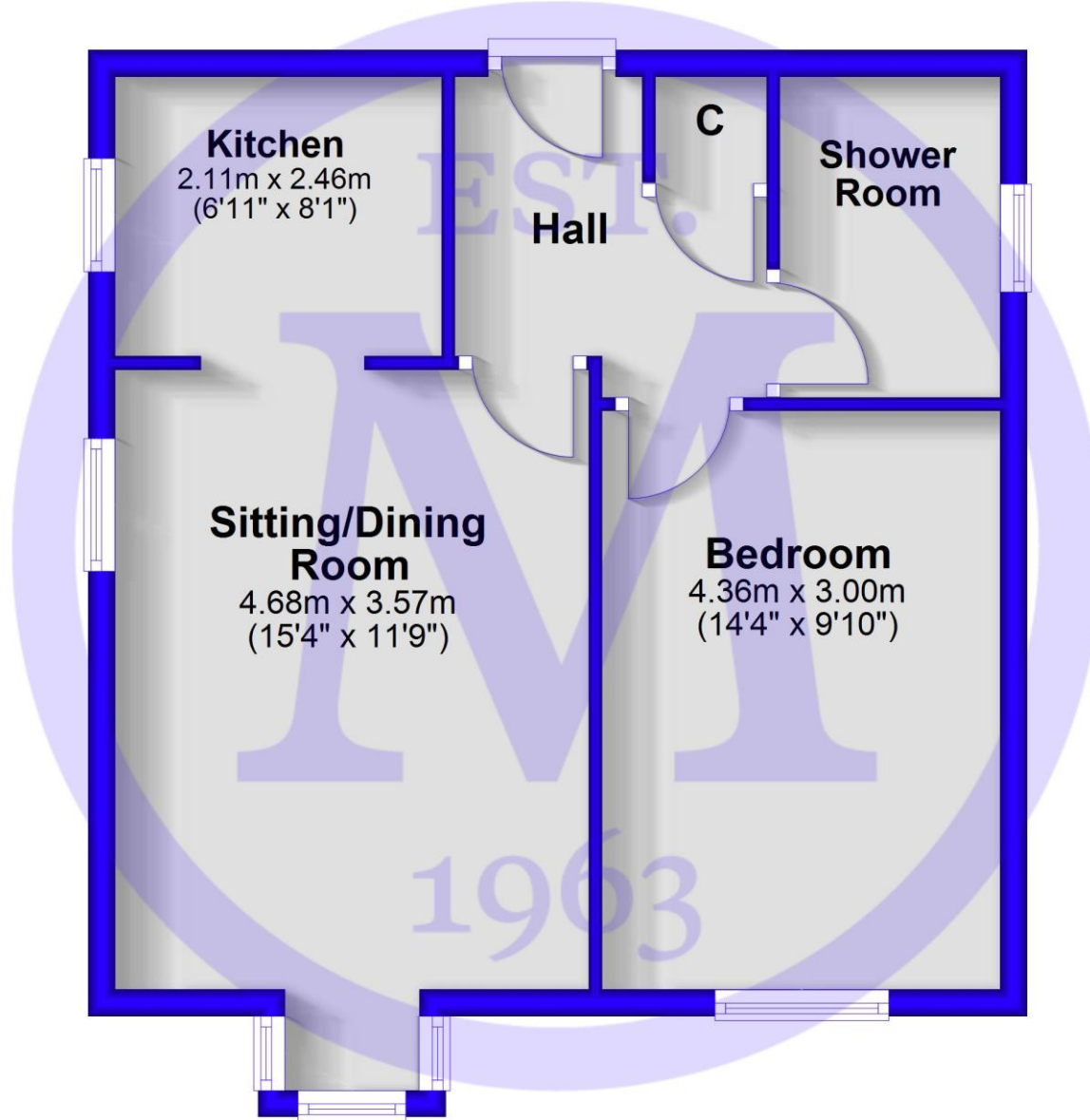


## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: To be confirmed

# First Floor

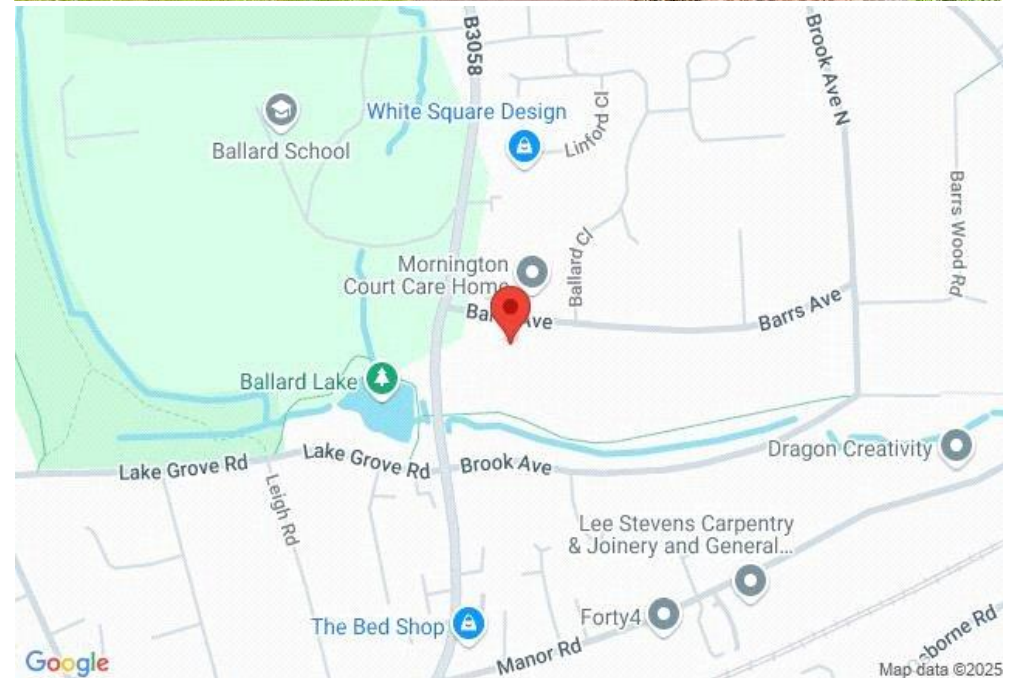
Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 46.7 sq. metres (502.7 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.





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