



Flat 6, Alvandi Gardens, Herbert Road, New Milton, BH25 6BX

£280,000

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*Flat 6
Alvandi Gardens
Herbert Road
New Milton
Hampshire
BH25 6BX*

An impressive two bedroom, recently refurbished apartment situated within this popular development, only a short level walk from New Milton town centre and the mainline railway. The property benefits from a recently extended lease, two double bedrooms, a spacious sitting/dining room with sliding doors onto the balcony, a beautiful modern kitchen, a modern bathroom with an additional WC, excellent storage throughout, and is offered with no forward chain.

- Recently Refurbished
- Extended Lease
- Entrance Hall With Fitted Storage
- Spacious Sitting/Dining Room
- Modern Kitchen/Breakfast Room
- Two Double Bedrooms
- Impressive Bathroom
- Additional Separate WC
- South West Facing Balcony
- Garage



The Property

Communal entrance with secure entry phone system and stairs to the first floor.

Entrance hall with carpeted flooring and two useful storage cupboards.

Spacious sitting/dining room with a pleasant double aspect, carpeted flooring, and sliding doors onto the balcony.

Modern kitchen with timber effect flooring, UPVC double glazed window with fitted shutters, and an excellent range of grey wall and base units with a contrasting marble effect worktop. Features include a sink with a mixer tap and drainer, a breakfast bar with space for two stools, a cupboard housing the Glow Worm central heating boiler, an integrated dishwasher, an extractor fan, a bin drawer, a four burner induction hob, a raised electric oven, USB sockets, and a tall stand up fridge/freezer.

Impressive family bathroom with timber effect flooring, part-tiled walls, an extractor fan, a wall mounted mirror, and a suite comprising a WC with hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a panel bath with mixer tap, glass shower screen, wall mounted waterfall shower attachment, and ladder style heated towel rail.

Separate WC with an extractor fan, a wash hand basin with a mixer tap, and tiled splashback.

Two bedrooms, both with fitted wardrobes and an outlook over the front of the property. They also benefit from fitted shutters for additional privacy.

The property has recently undergone an extensive refurbishment programme, including a new heating system, new windows and improved electrics.





Gardens & Grounds

Alvandi Gardens sits within well maintained grounds, with a tarmac driveway leading to a garage block. There is an excellent array of mature shrubs and flowers, with a mature hedge providing excellent privacy from the road.

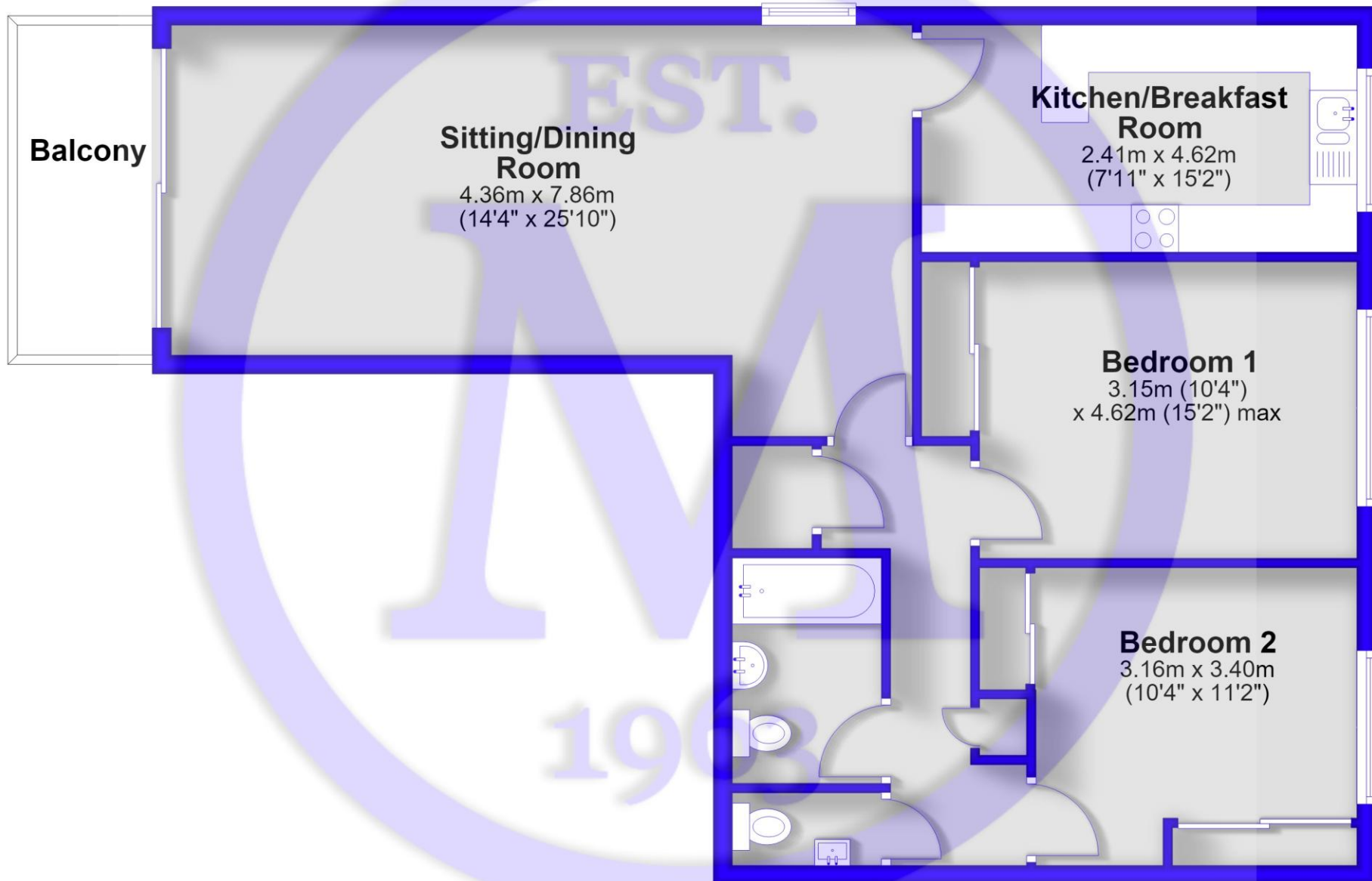
6 Alvandi Gardens benefits from a garage in the nearby block and a good sized balcony with a south westerly aspect.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: D

First Floor

Approx. 79.9 sq. metres (859.8 sq. feet)
(excluding Balcony)

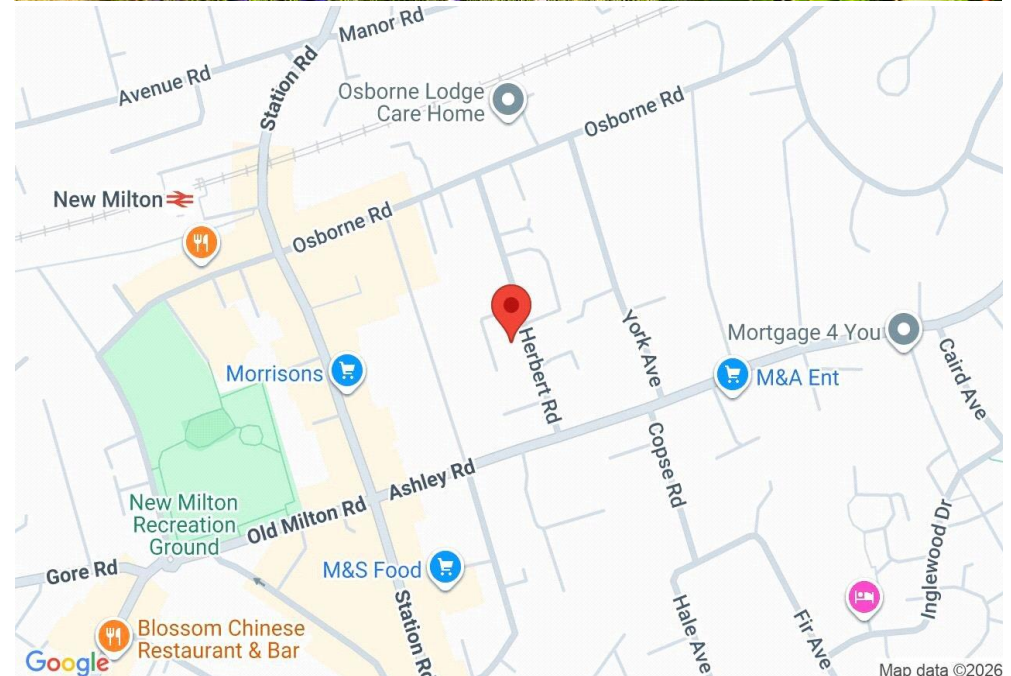


Total area: approx. 79.9 sq. metres (859.8 sq. feet)



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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