



11 Wellington Court, Fernhill Lane, New Milton, BH25 5ST

£85,000

Mitchells
1963 — TODAY



*11 Wellington Court
Fernhill Lane
New Milton
Hampshire
BH25 5ST*

A bright and airy one bedroom, first floor retirement apartment situated in this conveniently positioned block, within walking distance of both New Milton town centre and the picturesque Ballard Lake. The property is offered with no forward chain, and other features include a good sized sitting/dining room, excellent communal facilities, well maintained communal gardens, and an attractive courtyard outlook.

- 63 Years Remaining On Lease
- Maintenance: £2,515 PA (£209.62 PM)
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bedroom
- Bathroom
- Communal Gardens
- Communal Grounds
- Communal Parking



The Property

Communal entrance providing access to the two first floor flats only.

The entrance hall features a trap to the roof space, a security entry system, and an airing cupboard.

The good sized sitting room benefits from twin windows offering a lovely outlook, a timber fire surround with marble effect backing and hearth, and a wall mounted night storage heater.

The kitchen is fitted with a range of timber effect wall and base units, a contrasting light worktop, an inset sink unit, and space for a cooker, washing machine, and fridge. It also includes a breakfast bar, an integrated extractor, part tiled walls, and a pleasant outlook over the courtyard.

The double bedroom has a built in mirror fronted double wardrobe, a wall mounted electric convector heater, and an additional single storage cupboard.

The bathroom comprises a panel bath with an independent Mira shower over, wash basin, WC, part tiled walls, an extractor fan, and a wall-mounted Dimplex convector heater.

Offered with no forward chain.
Careline system installed.





Gardens & Grounds

Wellington Court is set within its own well maintained communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance fee. The property benefits from an attractive courtyard style setting and communal parking.

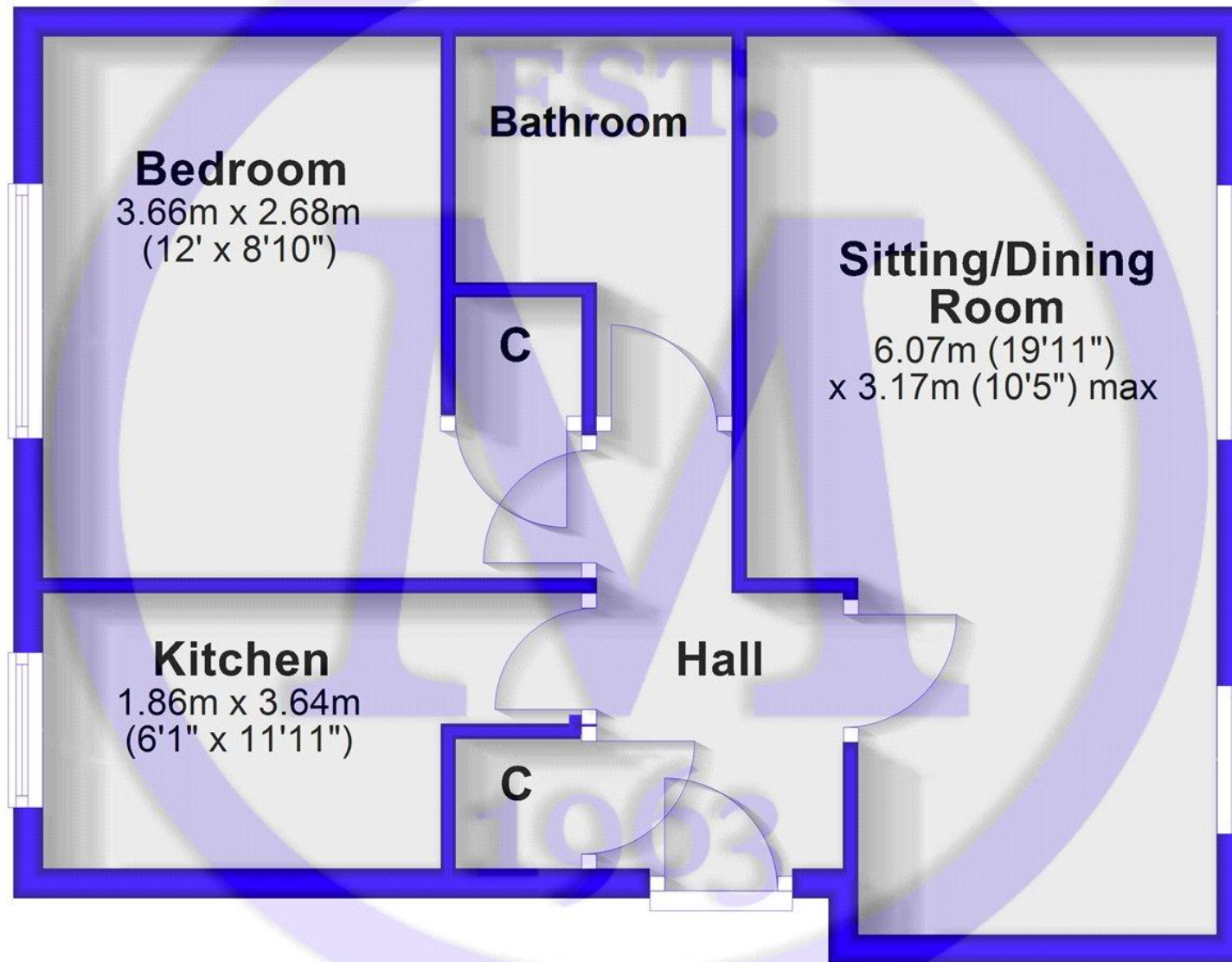


Services

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

First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



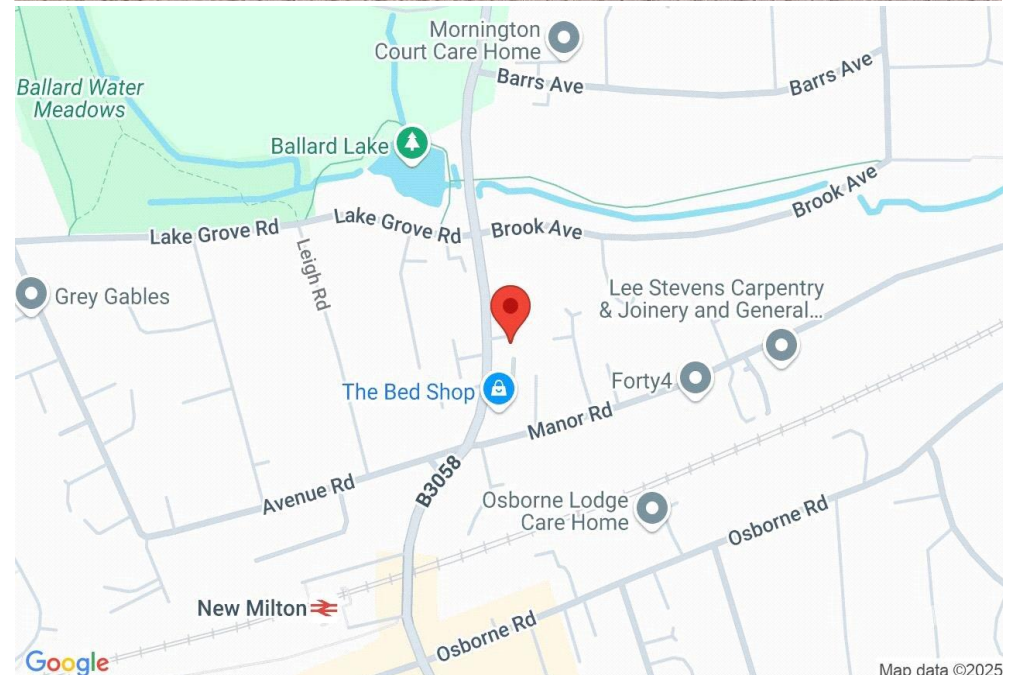
Total area: approx. 45.6 sq. metres (491.0 sq. feet)

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 left at the traffic lights and proceed over the railway bridge. Continue for approximately three hundred metres and Wellington Court will be found on the right hand side.





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