



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

£119,950

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

One of the largest one bedroom design apartments, situated on this attractive courtyard style retirement development and located in an ideal position within easy walking distance of New Milton town centre and just a few steps from the picturesque Ballard Lake. The property is offered with no forward chain and a 90 year lease extension is available for approximately £10,000. Features include a security entry system, a large double aspect sitting/dining room, a spacious double bedroom with built-in wardrobes, a modern shower room, and superbly maintained communal gardens and grounds.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Modern Shower Room
- Communal Gardens & Onsite Parking
- Communal Lounge & Laundry Facility
- Situated In A Quiet Area Of The Development
- No Forward Chain
- Attic Storage



The Property

Communal entrance door serving just two properties, with a security entry system and stairs to the first floor and dedicated front door.

Entrance hall with a security entry phone, access hatch to the private loft space, a cloak cupboard, and an airing cupboard.

Superb large sitting/dining room benefiting from a double aspect and a timber fire surround with a marble effect backing and hearth.

Kitchen fitted with a range of timber effect wall and base units with a contrasting light worktop, an inset sink unit, space for a cooker, fridge, and third appliances (dishwasher/freezer/washing machine), along with part tiled walls and an extractor fan.

Modern shower room fitted with a white suite comprising a corner shower cubicle with a thermostatically controlled shower, a wash basin with storage beneath, a WC, attractive timber effect flooring, wall tiling, and a heated towel rail.

Electric heating throughout.

A Careline emergency call system.

A large communal lounge and utility room for use by the residents.





Communal Lounge



Communal Laundry

Gardens & Grounds

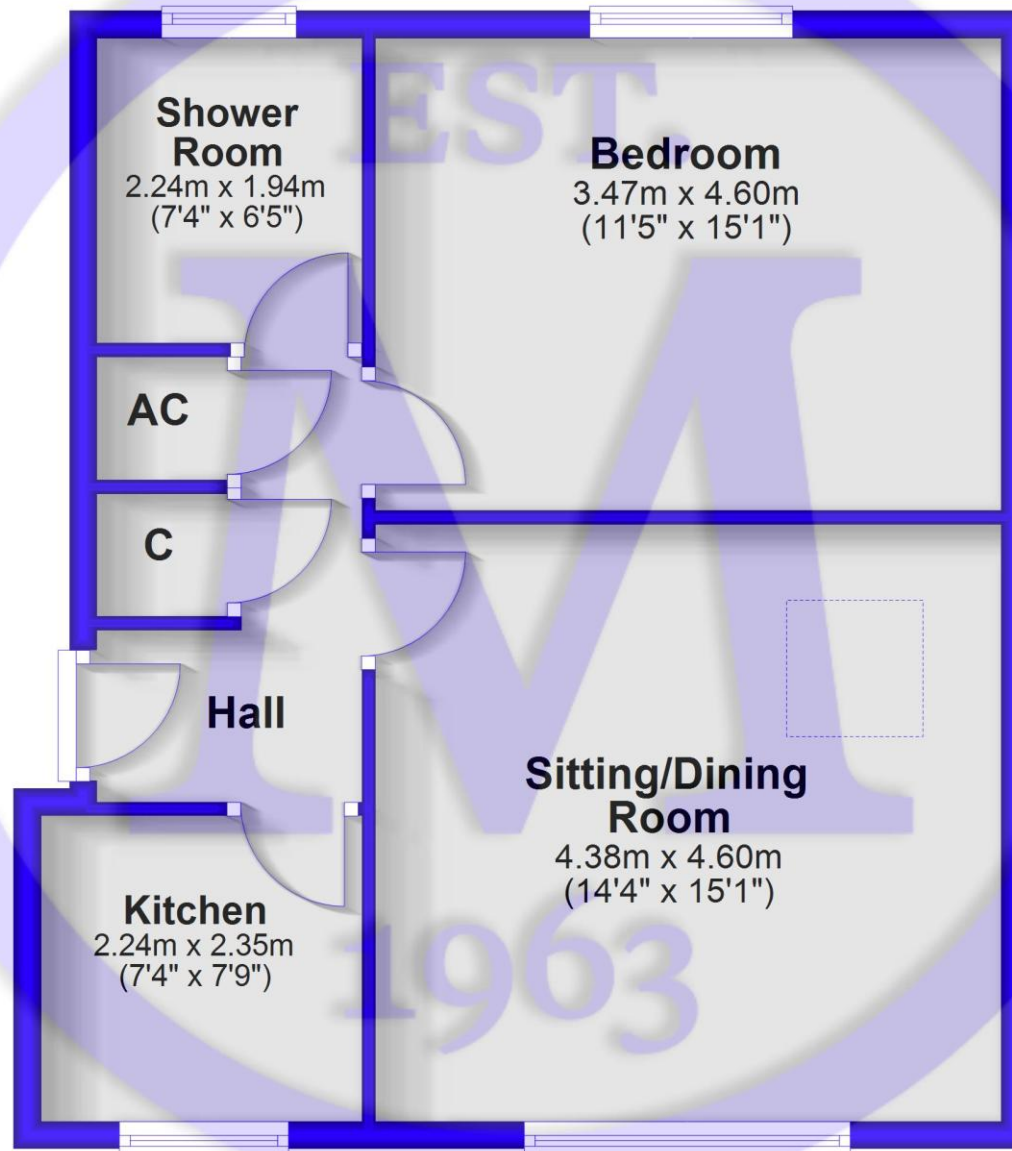
Wellington Court stands in its own well maintained courtyard style gardens and grounds, the upkeep of which is covered by the annual service charge.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: B
- Energy Performance Rating: D
- 62 Years Remaining On Lease
- 90 Year Lease Extension Available
- Service Charge: £238 Per Month
- Ground Rent: Peppercorn

First Floor

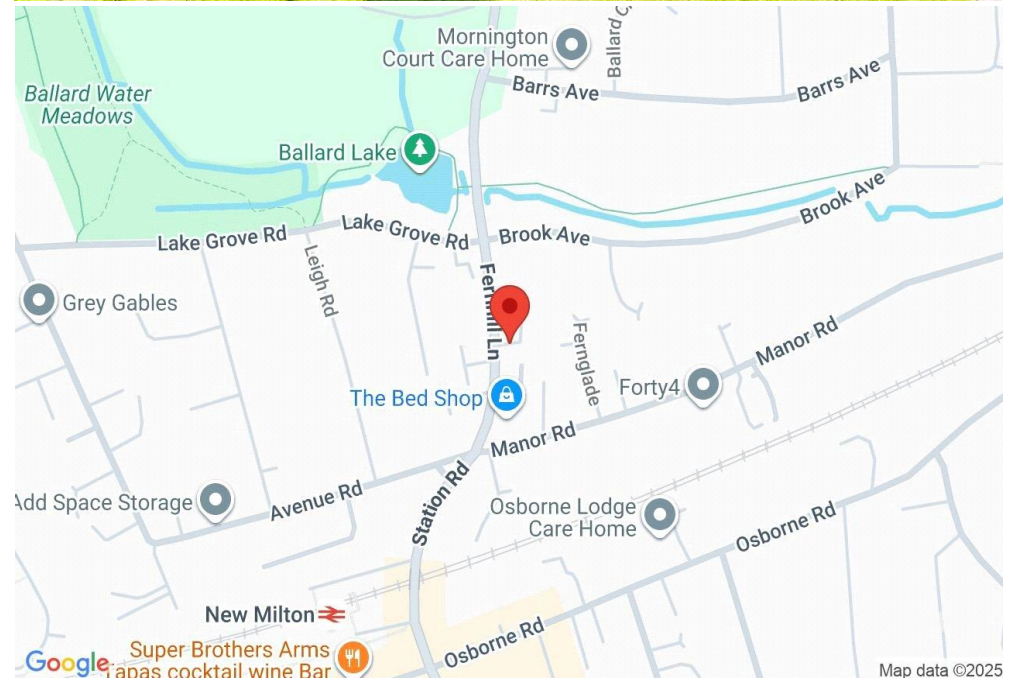
Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 53.7 sq. metres (578.2 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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