

*Flat 12, Cherry Tree Court, Station Road, New Milton, BH25 6LP* £220,000

# Mitchells

1963 — TODAY



# *Flat 12*
# *Cherry Tree Court*
# *Station Road*
# *New Milton*
# *Hampshire*
# *BH25 6LP*

This fantastic two double bedroom first floor flat is situated within walking distance of New Milton town centre and Barton on Sea clifftop and beach. The property offers bright, modern accommodation with features including a spacious sitting/dining room, a private balcony, a shower room, parking, and a garage.

- Entrance Hall
- Sitting/Dining Room
- Two Double Bedrooms
- Shower Room
- Kitchen
- Garage & Parking
- Leasehold: Lease Valid Until 25th March 2099
- Service Charge: £1,200 Per Annum
- Ground Rent: £50 Per Annum





# *The Property*

Entrance hall with a UPVC front door, a storage cupboard, an airing cupboard, and a hatch to the newly fully boarded loft space, which extends across the whole of the first floor and with a drop down ladder.

The sitting/dining room is a particular feature of this property, with a large UPVC window providing an outlook to the front, a TV aerial point, two double radiators, and a UPVC door giving access to the balcony.

The balcony has wrought iron railings and a bright, open outlook.

The kitchen is fitted with white wall and base units, a contrasting granite effect worktop, a stainless steel one and a half bowl sink with a mixer tap and drainer, a tiled splashback, tile effect flooring, and a large UPVC window offering a southerly outlook. Integrated appliances include an eye level double oven and a four burner induction hob with an extractor fan above. There is space and plumbing for a washing machine and a tall, freestanding fridge/freezer.

There are two double bedrooms, both with built-in wardrobes, the master bedroom being particularly spacious and enjoying an outlook to the front of the property.

The property benefits from a lease of approximately 72 years, and a viewing is highly recommended.


















## *Gardens & Grounds*

To the front of the property is an area of communal garden laid to lawn, the upkeep of which is covered by the annual service charge.

To the rear of the property is a further lawned area, along with a large parking area, a bin store, and a garage.

This property benefits from a single garage with an up and over door.

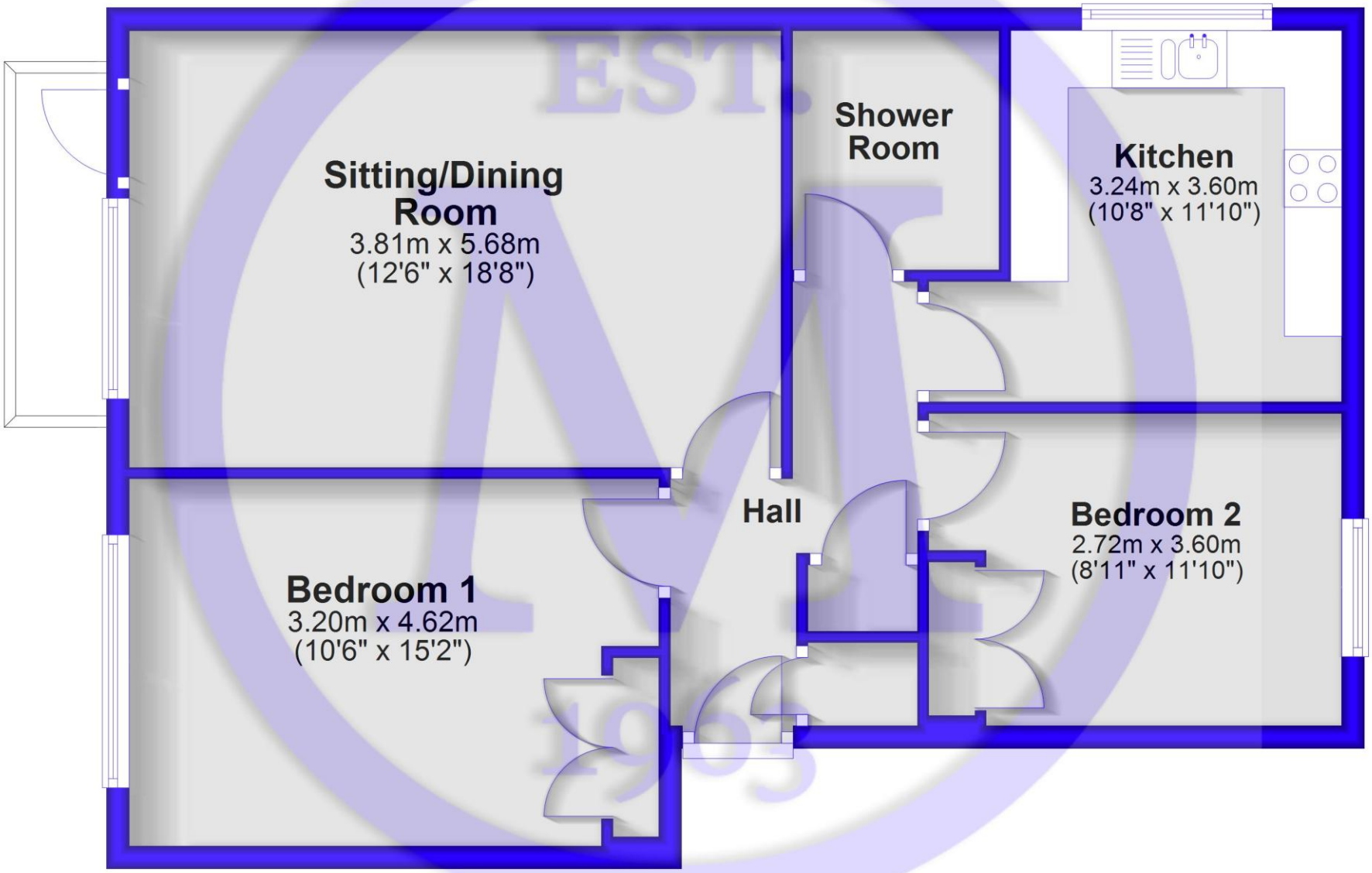
## *Services*

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

# First Floor

Approx. 68.9 sq. metres (741.9 sq. feet)

(excluding Balcony)

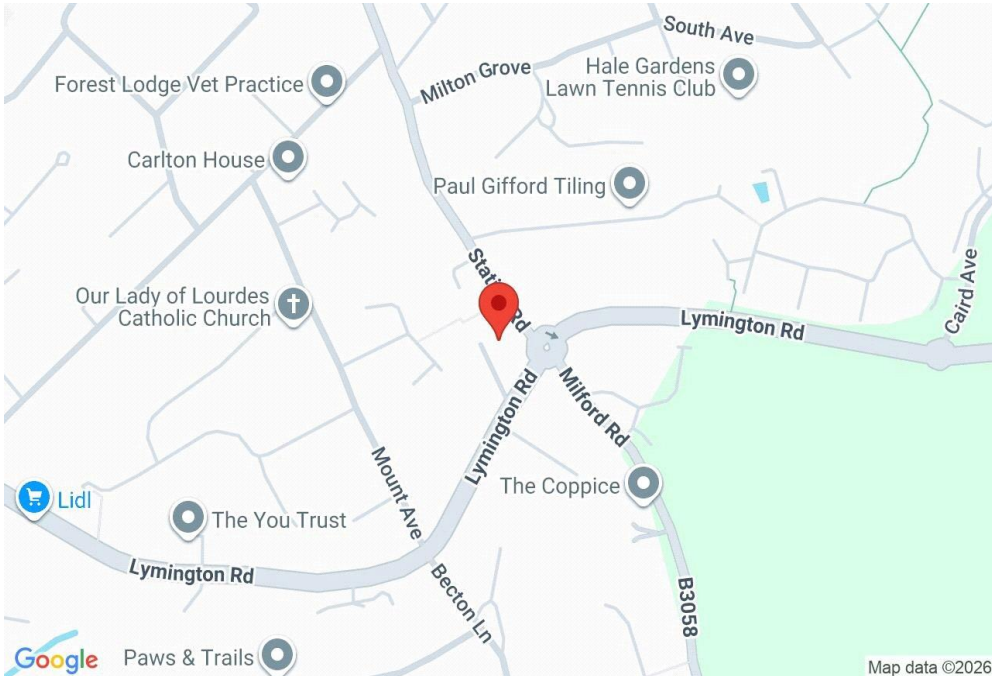



Total area: approx. 68.9 sq. metres (741.9 sq. feet)

# *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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