



*Flat 10 Eleanor Court, Caslake Close, New Milton, BH25 6QD*

*£300,000*

**Mitchells**

1963 — TODAY



*Flat 10 Eleanor Court  
Caslake Close  
New Milton  
Hampshire  
BH25 6QD*

An extremely well presented two bedroom first floor apartment, situated in a quiet, tucked away position within walking distance of local shops, New Milton town centre, and Barton on Sea clifftop. The property has been refurbished by the current owners and can be access by stairs or passenger lift with features including a spacious sitting/dining room, a modern kitchen, a family bathroom, an en suite shower room to bedroom one, and a south-facing balcony. An internal viewing is highly recommended.

- High Specification First Floor Apartment
- Can Be Accessed By Lift Or Stairs
- Modern Kitchen
- Sitting/Dining Room
- Two Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Over 100 Years Remaining On Lease
- South-Facing Balcony
- Allocated Parking



## The Property

Communal Entrance with modern intercom entry system, stairs and lift to first floor.

Entrance hall with beautiful timber effect flooring, which continues throughout the apartment, and two storage cupboards, one housing the pressurised hot water cylinder.

Modern kitchen with white wall and base units, a contrasting solid worktop, integrated appliances including raised double ovens, four burner induction hob, chrome ladder style heated towel rail, and a stainless steel one and a bowl sink unit with mixer tap over, and a breakfast bar.

Sitting/dining room with a continuation of the modern wood effect flooring, dual aspect, and double casement doors onto the balcony.

Modern family bathroom with part tiled walls and timber effect flooring, extractor fan, and a modern white suite comprising WC, wash hand basin, and panel bath.

Bedroom one is a generous king size room with built-in wardrobes and a door leading to the en-suite shower room, with a modern white suite, UPVC double glazed window, and extractor fan.

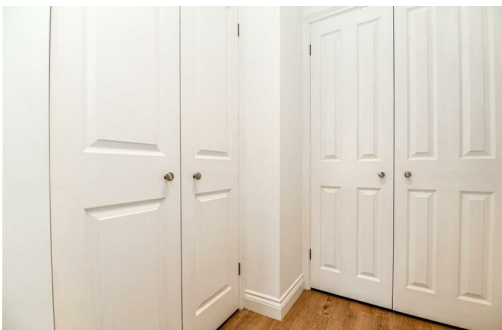
Bedroom two is also a good sized double with an outlook to the front, and hatch with drop down ladder to the larger than average loft space.



## *Gardens & Grounds*

Eleanor Court sits in well maintained gardens and grounds, with an allocated parking space for each apartment and additional visitor spaces. The development also benefits from a bike store and a communal bin store.

Number 10 Eleanor Court has its own private south-facing balcony with space for a table and chairs, and enjoys a private outlook over the rear gardens.



## *Services*

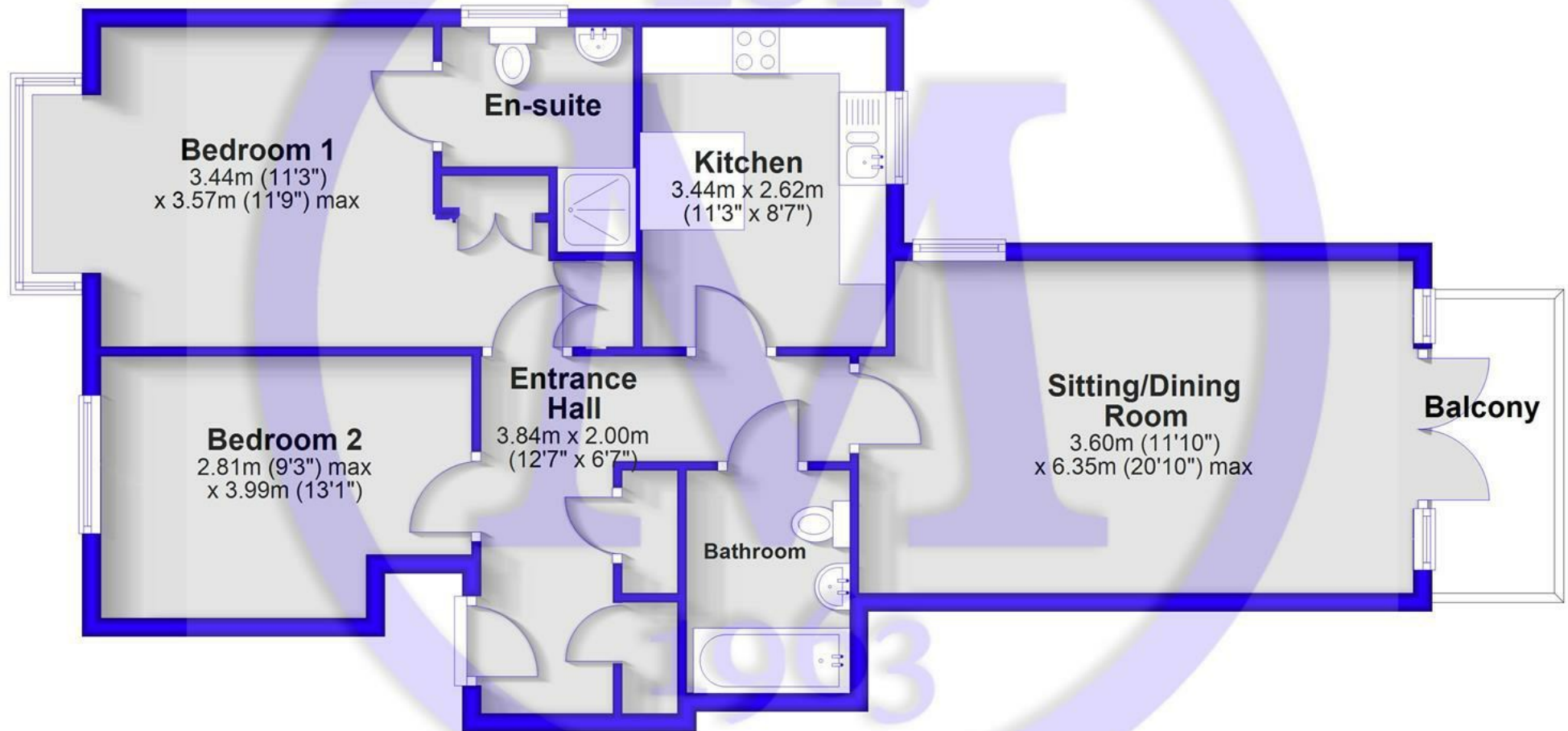
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: C

## Ground Floor

Approx. 78.8 sq. metres (848.0 sq. feet)

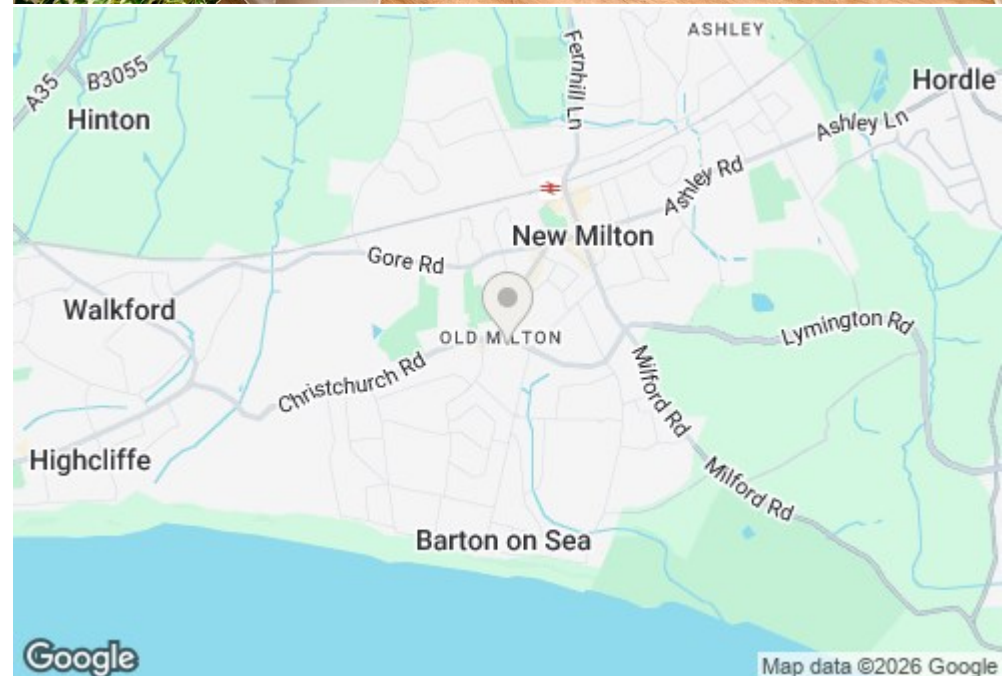


Total area: approx. 78.8 sq. metres (848.0 sq. feet)



## 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.





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