



*27, Wellington Court, Fernhill Lane, New Milton,*

*£125,000*

**Mitchells**

1963 — TODAY



*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 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
- Shower Room
- Communal Gardens
- Communal Parking
- Communal Lounge & Laundry Facility
- Situated In A Quiet Area Of The Development



## 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.

62 Years Remaining On Lease  
Service Charge: £238 Per Month  
Ground Rent: Peppercorn





Communal Lounge



Communal Laundry

## *Gardens & Grounds*

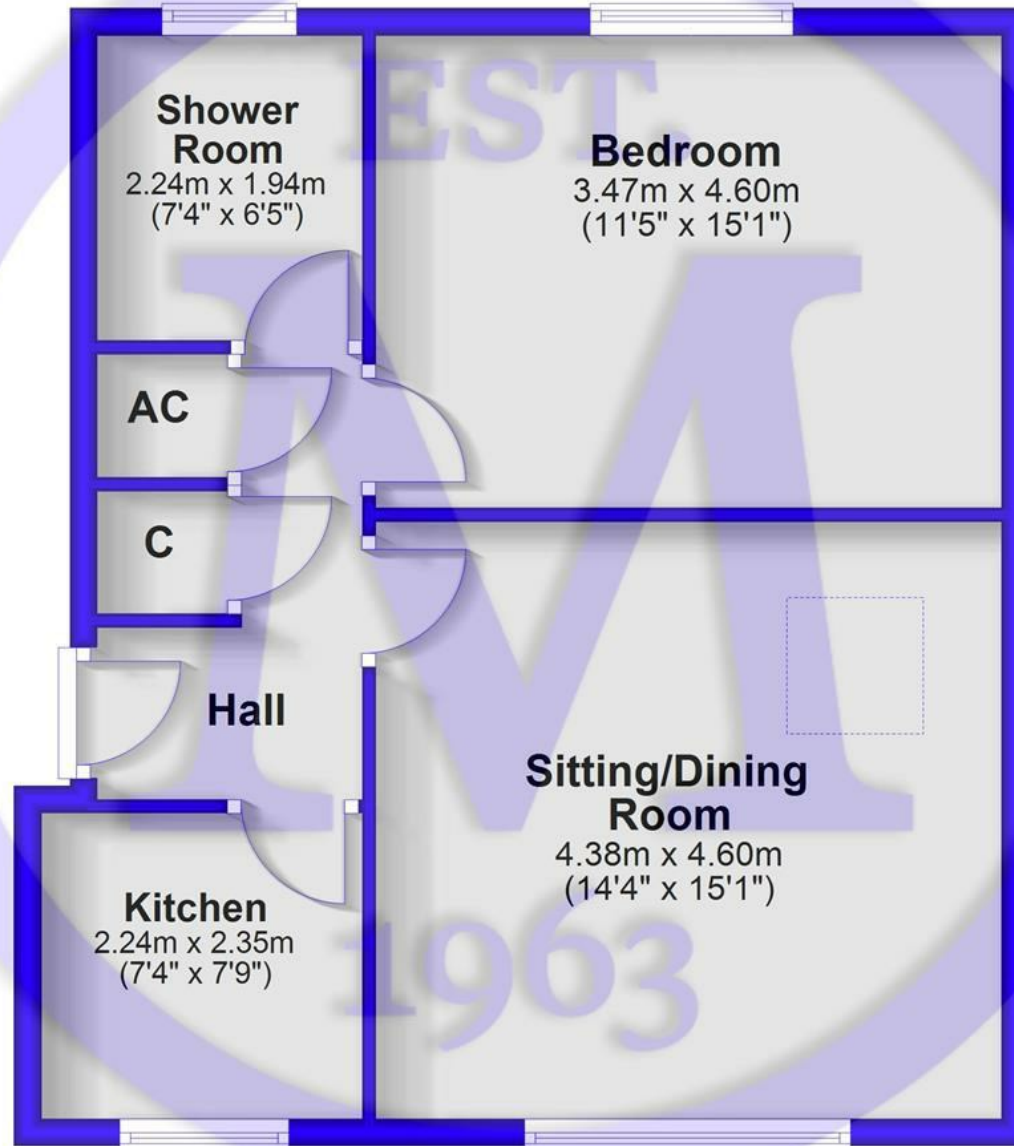
Wellington Court stands in its own well maintained courtyard style gardens and grounds, the upkeep of which is covered by the annual service charge.

## *Services*

Mains gas, electricity, water and drainage  
Council Tax Band: B  
Energy Performance Certificate (EPC) Rating: D

## 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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