



Flat 6 Morant Court, 21 Herbert Road, New

Asking Price £235,000

Mitchells

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*Flat 6 Morant Court 21
Herbert Road
New Milton
Hampshire
BH25 6BX*

This spacious two double bedroom, first floor apartment is ideally situated just a short walk from New Milton town centre and the mainline station. The property offers bright and airy accommodation, with features including a sitting/dining room, a modern shower room, a share of the freehold, and a garage in a nearby block.

- Entrance Hall
- Sitting/Dining Room
- Two Double Bedrooms
- Shower Room
- Kitchen
- Communal Gardens
- Garage
- Share Of Freehold
- Lease Length: 999 Years
- Maintenance: £850 PA



The Property

Entrance hall with hatch to roof space, fitted with a drop down ladder and lighting, cupboard housing the electrical consumer unit and electric meter, and an airing cupboard housing the Worcester combination boiler with slatted shelves for storage.

The sitting/dining room is a particular feature of this property, with ample space for an L-shaped sofa and a four seater table and chairs. There is a TV aerial point, double radiator, feature fireplace with stone mantle and hearth, and an inset electric fire. A UPVC window and UPVC door lead out to the private balcony.

The balcony consists of wrought iron railings and measures approximately 2m x 1.2m.

The shower room has been updated in recent years and now features an impressive double shower with thermostatic shower attachments, sliding glass shower screen, UPVC window, WC, wash hand basin with mixer tap over and storage beneath, and a large chrome heated towel rail.

The master bedroom is situated at the rear of the property, with an impressive range of built-in wardrobes, ample space for a king sized bed, bedside cabinets, and built-in chest of drawers, and enjoys views over the communal garden to the rear.

Bedroom two is a lovely double bedroom situated at the front of the property, with a UPVC window, built-in wardrobes, radiator, TV aerial point, and space for a king sized bed.

The kitchen is fitted with a lovely range of timber effect wall and base units, with a contrasting stone effect worktop, stainless steel sink with mixer tap and drainer, built-in four burner gas hob with extractor fan over, undercounter oven, tiled splashback, and space and plumbing for a washing machine and tall freestanding fridge freezer. There is also a double radiator and a lovely view over the beautifully maintained communal garden.





Gardens & Grounds

To the front of the property is an area of communal garden, the maintenance of which is covered by the annual maintenance charge.

To the rear is a further communal garden, enclosed by a high level wall, making it extremely private and secluded, with mature and colourful planting beds. A rear gate provides access to the garage, which has an up and over door, along with a further area of casual parking and a bin store.

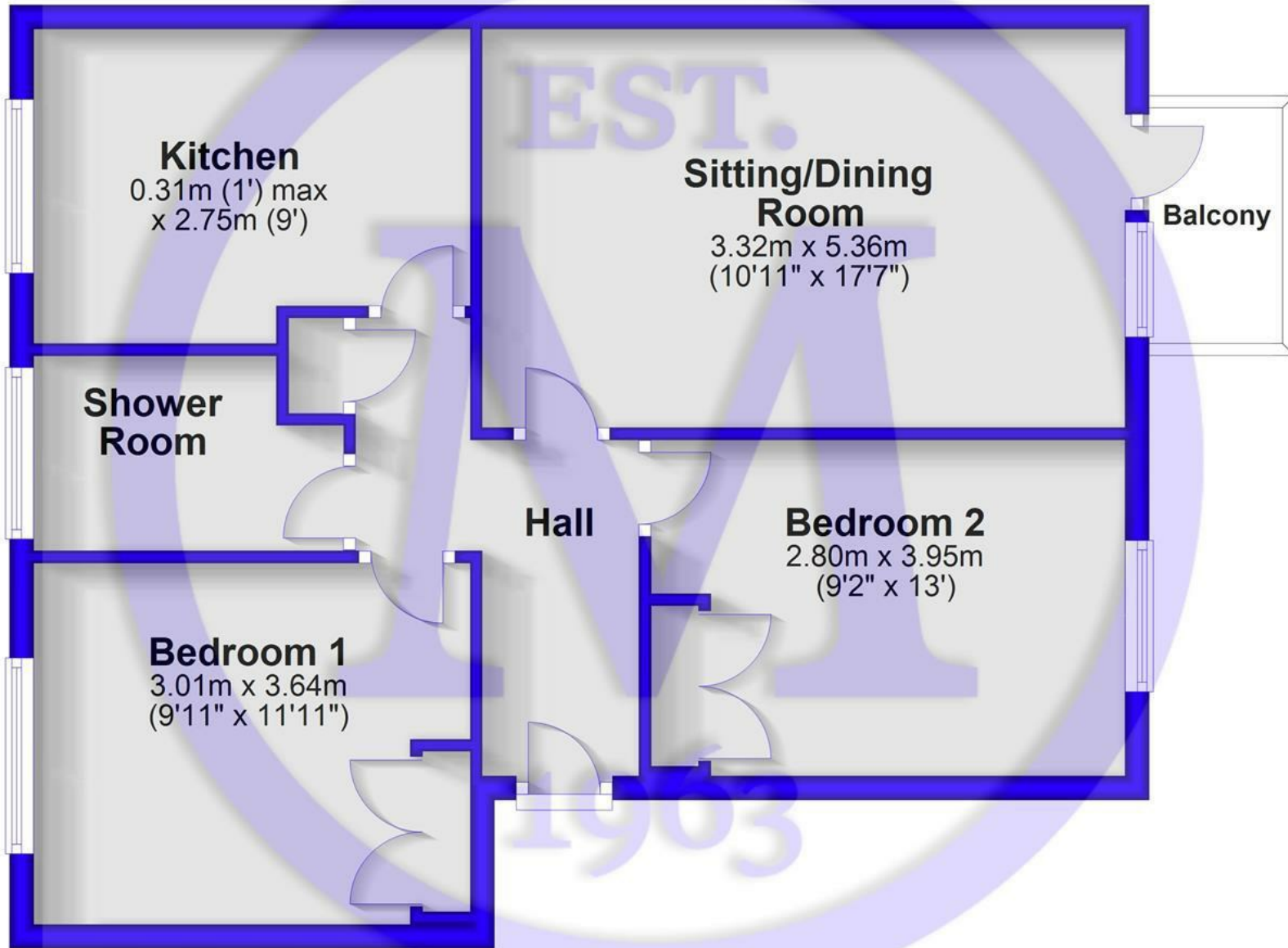


Services

Mains gas, electric, water and sewerage
Council Tax Band C
Energy Performance Rating C

First Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 61.1 sq. metres (657.9 sq. feet)



Situation

From Mitchells, turn left at the traffic lights and proceed along Station Road. Take the first turning on the right into Osborne Road, then the second right into Herbert Road, where the property will be seen immediately on the left hand side.



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