



*Flat 3 Swallows Ridge, 18 Osborne Road, New*

*£499,950*

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*Flat 3 Swallows Ridge 18  
Osborne Road  
New Milton  
Hampshire  
BH25 6FE*

A fine example of this three bedroom, two bathroom ground floor apartment, built by the well regarded local builders Pennyfarthing Homes. The property has been immaculately kept throughout and offers three good sized bedrooms, a modern kitchen/breakfast room, a spacious triple aspect sitting/dining room with doors opening onto the communal gardens, a family bathroom, an en-suite shower room to bedroom one, excellent storage throughout, and a garage with a pitched roof. The property is offered with no forward chain.

- Lease Length: 109 Years Remaining
- Maintenance: £1,130 Per Half Year
- Ground Rent: £325 PA
- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Communal Grounds



## The Property

Entrance hall with a radiator, carpet flooring, and three useful storage cupboards, including an airing cupboard housing the unvented hot water cylinder.

The kitchen/breakfast room is a great size and benefits from tiled flooring, recessed ceiling spotlights, an excellent range of modern wall and base units, a contrasting marble effect worktop, a splashback, a four burner gas hob with an extractor fan over, raised double electric ovens, an integrated eye level microwave, an integrated dishwasher and washing machine, space for a tall stand up fridge/freezer, a cupboard housing the Glow Worm gas fired central heating boiler, and a one and a half bowl stainless steel sink unit with a mixer tap and drainer.

The impressive sitting/dining room is a particular feature of the property, enjoying a fantastic triple aspect, two sets of double casement doors both leading onto the communal gardens and grounds, and a feature fireplace with an electric fire.

Bedroom one is particularly generous, enjoying views over the communal gardens. It benefits from a fitted triple wardrobe with sliding doors and a door leading through to the en-suite.

The en-suite shower room has fully tiled walls and flooring, an extractor fan, recessed ceiling spotlights, and a modern suite comprising his and hers sink units with storage beneath, a chrome ladder style heated towel rail, a WC, and a corner shower cubicle with thermostatic controlled shower attachments and a glass sliding door.

Bedrooms two and three are situated at the back of the apartment, with bedroom two currently laid out as a double bedroom and bedroom three used as a study.

Family bathroom with a UPVC double glazed window, recessed ceiling spotlights, an extractor fan, tiled walls and flooring, and a modern suite comprising a wash hand basin with mixer tap and storage beneath, a WC, a P-shaped bath with mixer tap, shower attachment, and a glass shower screen.





## *Gardens & Grounds*

Swallows Ridge was built approximately 15 years ago by Pennyfarthing Homes and is set within fantastic grounds, which are well cared for by the management company.

A block paved driveway leads to the rear of the development, where there is visitor parking.

3 Swallows Ridge benefits from a large garage measuring approximately 5.88m x 2.78m, with an electric door.

## *Services*

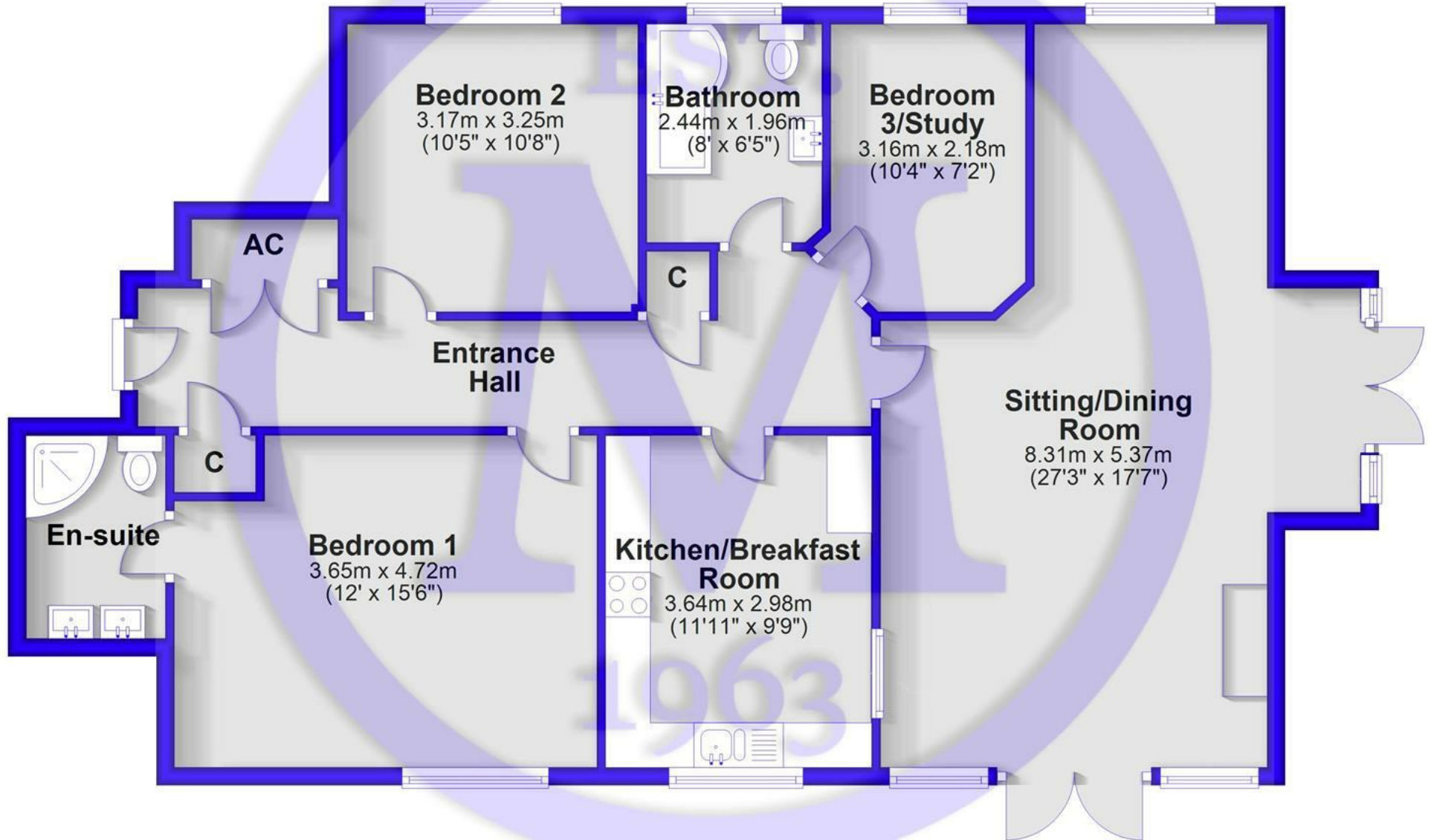
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

## Ground Floor

Approx. 103.9 sq. metres (1118.8 sq. feet)



Total area: approx. 103.9 sq. metres (1118.8 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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