



Flat 11 Alvandi Gardens, Herbert Road, New Milton, BH25 6BX

£200,000

Mitchells

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*Flat 11 Alvandi Gardens
Herbert Road
New Milton
Hampshire
BH25 6BX*

A two double bedroom, first floor apartment situated just a short walk from New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation with features including two lovely reception rooms, two bathrooms, two balconies, and a garage.

- 56 Years Remaining On Lease
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Family Bathroom
- Two Double Bedrooms
- En-Suite Shower Room
- Two Balconies
- Communal Garden



The Property

Entrance hall with a useful coats cupboard, a central heating thermostat, a telephone point, an airing cupboard, and a hatch to the loft space.

The kitchen is fitted with a range of wall and base units with a contrasting marble effect worktop, a stainless steel sink with a mixer tap and drainer, tiled walls, tile effect flooring, and space and plumbing for a freestanding cooker, washing machine, and tall stand up fridge/freezer.

The sitting room is a particularly spacious room with a TV aerial point, sliding patio doors leading out to the private balcony, and a bright westerly aspect.

Double doors lead through to the dining room, which has ample space for furniture, a bright west-facing window, and a double radiator.

Family bathroom with lino flooring, fully tiled walls, and a suite comprising a pedestal wash hand basin, WC, panelled bath with a mixer tap and hand held shower attachments, radiator, and towel rail.

The master bedroom is a particularly spacious room with built-in double wardrobes, sliding patio doors leading out to a private balcony, and benefits from its own en-suite shower room comprising a WC, pedestal wash hand basin, walk-in shower with thermostatic shower attachments, extractor fan, and fully tiled walls.

Bedroom two is a lovely double bedroom with built-in wardrobes and an outlook to the back of the block.

The property is offered with vacant possession, and a viewing is highly recommended.





Gardens & Grounds

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

To the rear of the property are an additional garden, parking, and a garage block with a pitched roof and an up and over door.



Services

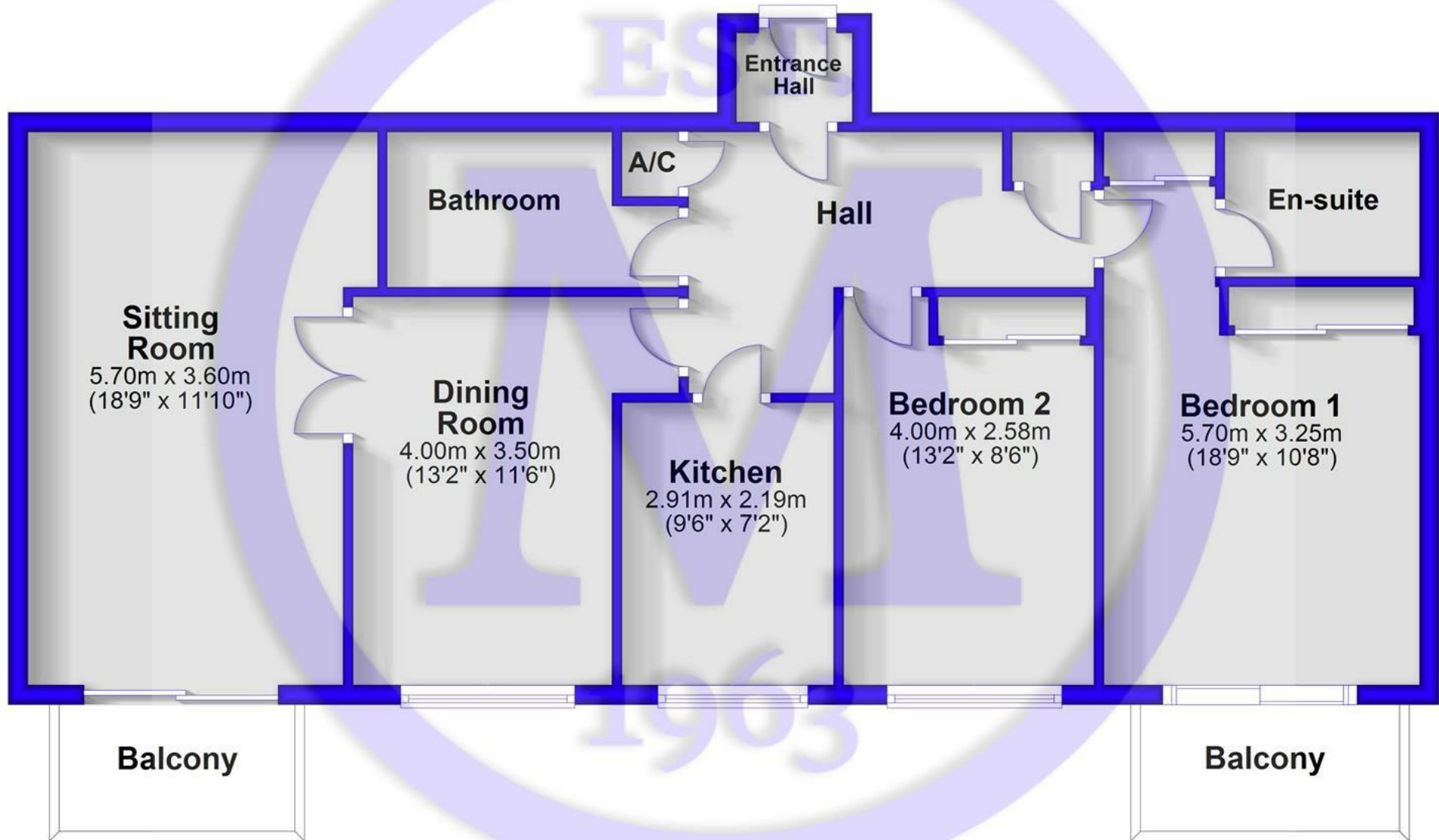
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

First Floor

Approx. 83.0 sq. metres (893.3 sq. feet)



Total area: approx. 83.0 sq. metres (893.3 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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