



28 Floriston Gardens, Ashley, BH25 5DL

£137,000

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*28 Floriston Gardens
Ashley
New Milton
Hampshire
BH25 5DL*

Offered with no forward chain, this immaculately presented two bedroom retirement apartment is situated on a popular development within easy reach of excellent village facilities. The property benefits from its own private entrance, a lovely modern kitchen/breakfast room, a modern shower room, excellent decorative order throughout, bright and airy rooms, and is within easy walking distance of the local shops. An internal viewing is strongly recommended.

- Entrance Hall
- Hallway
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Shower Room
- Communal Parking
- Communal Gardens
- 59 Years Remaining On Lease
- Service Charge & Ground Rent: £213 PCM



The Property

Private ground floor front door leading to the private entrance hall with stairs to the first floor landing, which has a trap to the roof space and an airing cupboard.

Lovely sitting/dining room with a feature stone fireplace, an inset flame effect electric fire, and a pleasant outlook to the rear.

Modern kitchen/breakfast room with a range of white wall and base units, soft closing drawers and doors, a contrasting dark grey timber effect worktop, an inset one and a half bowl sink unit with a mixer tap, a breakfast bar, space for a washing machine and a tall fridge/freezer, an integrated electric oven and hob, tile effect flooring, and an outlook to the rear.

Two good sized bedrooms, one with built-in storage.

Modern shower room fitted with a white suite comprising a large shower cubicle with a thermostatically controlled shower and a glass shower screen, a wash basin with storage beneath, a WC, tile effect flooring, and a UPVC double glazed window.

The property is offered with no forward chain, and an internal viewing is recommended.





Gardens & Grounds

Floriston Gardens stands in its own well maintained communal gardens and grounds, the upkeep of which is paid for out of the annual service charge.

Services

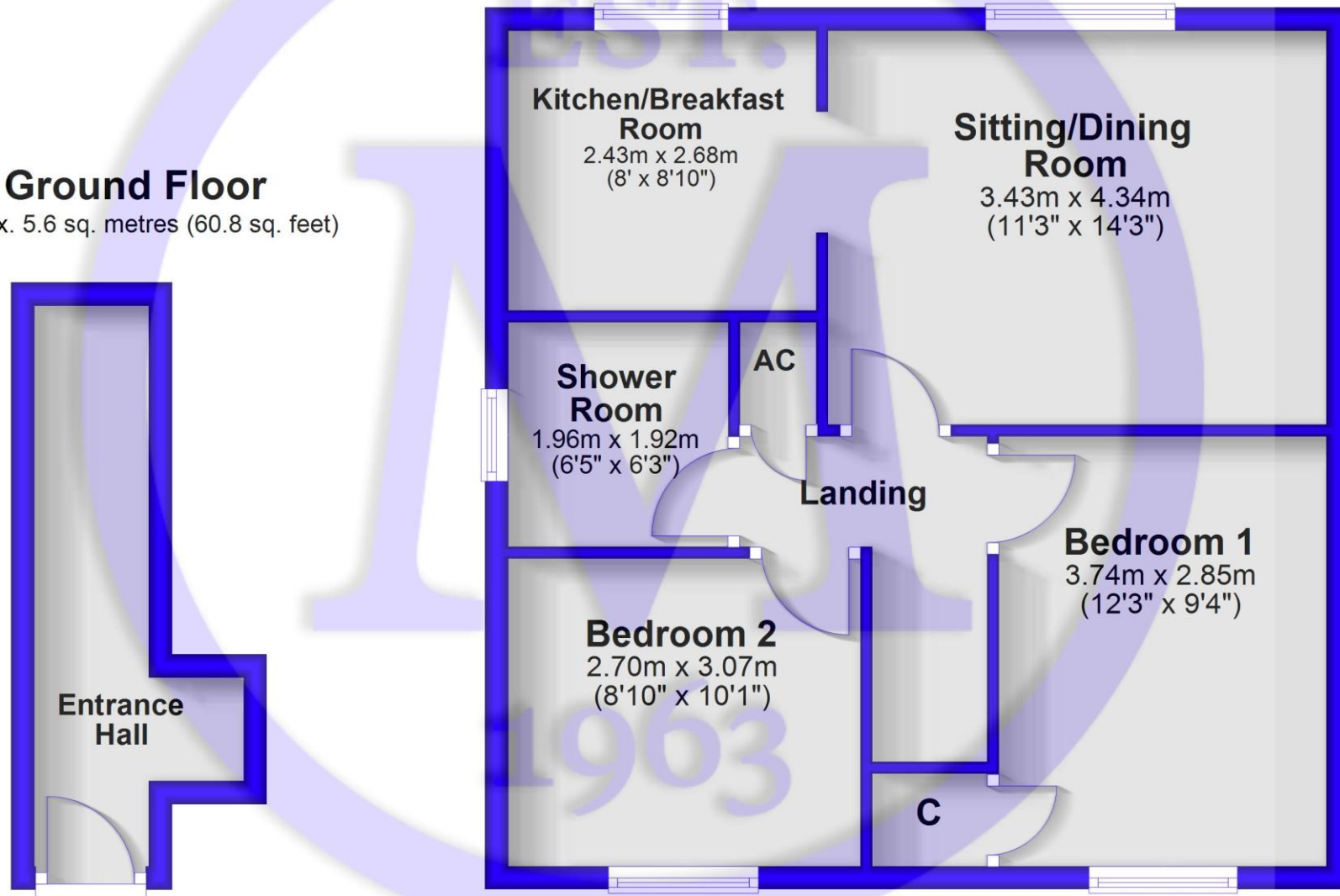
- Mains electricity, drainage and water
- Council Tax Band: B
- Energy Performance Rating: C

First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)

Ground Floor

Approx. 5.6 sq. metres (60.8 sq. feet)

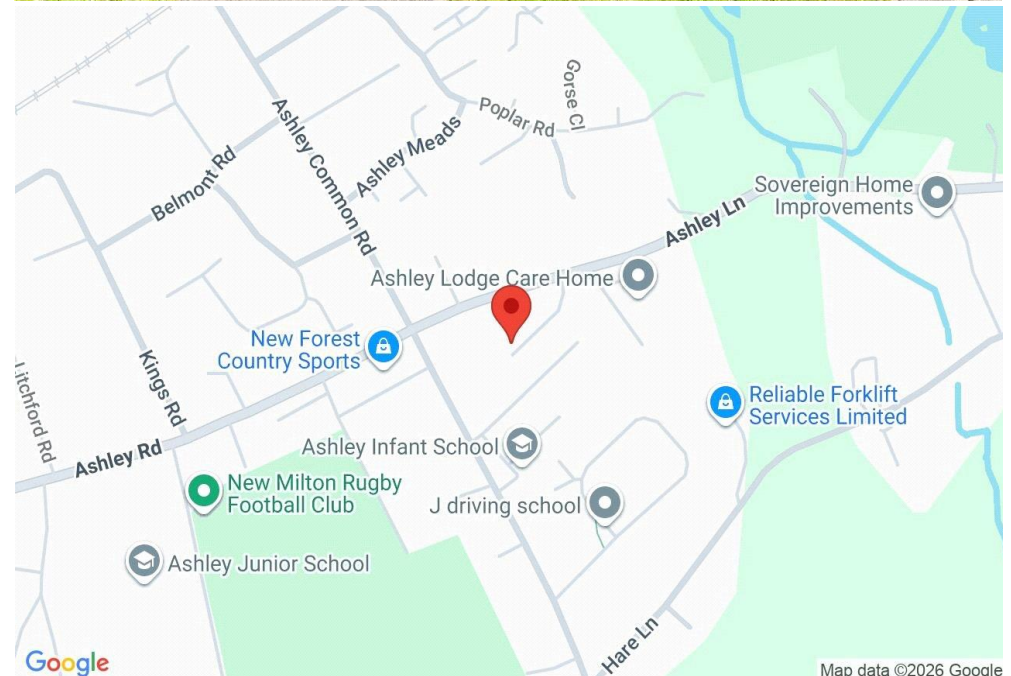


Total area: approx. 57.5 sq. metres (619.1 sq. feet)



Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated 'Good' Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area's charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.





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