



*18 Ashley Court, Kenilworth Close, New Milton, BH25 6BN*

*£175,000*

**Mitchells**  
1963 — TODAY







*18 Ashley Court  
Kenilworth Close  
New Milton  
Hampshire  
BH25 6BN*

Offered with no forward chain, this bright and airy two bedroom, second floor apartment benefits from an extended lease and is within easy walking distance of New Milton town centre and the mainline railway station. It is in good decorative order throughout and features include a large kitchen, a garage in a nearby block, and a private balcony.

- Entrance Hall
- Sitting/Dining Room
- Balcony
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Garage
- 131 Years Remaining On Lease
- Service Charge: £1,748 PA





## *The Property*

Entrance hall with a newly fitted hardwood front door and an airing cupboard.

Sitting/dining room with a UPVC double glazed door leading directly onto the private balcony, which enjoys far reaching views.

Good sized kitchen with a range of white wall and base units, contrasting dark worktops, an inset one and a half bowl sink unit with a mixer tap, an integrated electric oven, hob, and extractor, space for a tall fridge/freezer, washing machine and kitchen table, along with part tiled walls, tiled flooring, and an outlook to the rear.

Two good sized bedrooms.

Bathroom fitted with a white suite comprising a panel bath with an independent Mira shower over and a glass shower screen, a wash basin, a WC, and tiled flooring.

The property is offered with no forward chain.





## *Gardens & Grounds*

Ashley Court stands in its own well maintained, predominantly lawned communal gardens, the upkeep of which is covered by the annual service charge.

There is a garage in a nearby block.

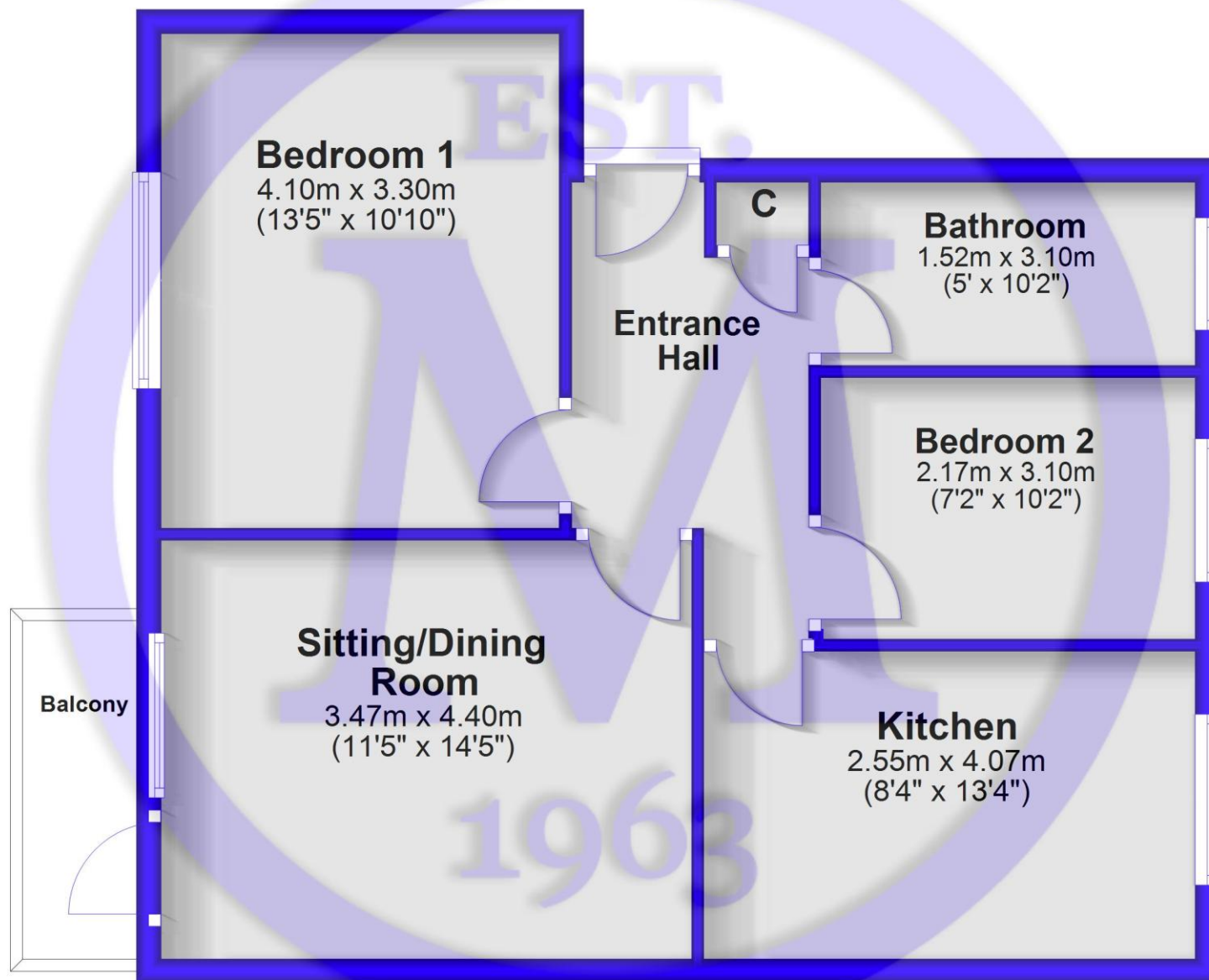
## *Services*

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



## Second Floor

Approx. 59.3 sq. metres (637.8 sq. feet)  
(excluding Balcony)

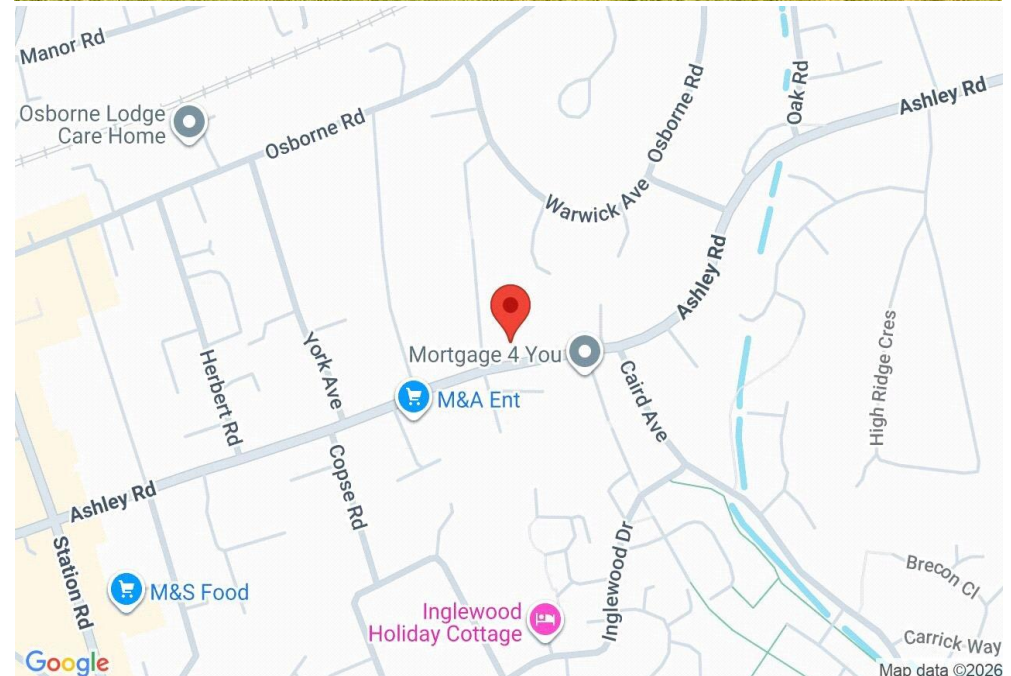


Total area: approx. 59.3 sq. metres (637.8 sq. feet)



## *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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