



4 Maple Court, 52 Manor Road, New Milton, BH25 5WS

£215,000

Mitchells
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*4 Maple Court
52 Manor Road
New Milton
Hampshire
BH25 5WS*

This lovely two bedroom first floor flat is situated just a short walk from New Milton town centre and the mainline railway station. The property was built approximately seventeen years ago by well known local builders Pennyfarthing Homes and offers bright, modern accommodation, with features including an open plan kitchen/living area, a private balcony, a generous master bedroom, and allocated parking. A viewing of this property is highly recommended.

- Entrance Hall
- Kitchen/Living Area
- Two Double Bedrooms
- Family Bathroom
- Private Balcony
- Communal Garden
- Allocated Parking
- Service Charge & Ground Rent: £2,000 Per Annum



The Property

Entrance hall with an airing cupboard, a storage cupboard, and an entry phone system.

The open plan kitchen/living area has a bright double aspect, modern wall and base units, a contrasting granite effect worktop, a tiled splashback, a one and a half bowl stainless steel sink with a mixer tap over and drainer, recessed ceiling spotlights, double casement doors leading out to the private balcony, Amtico style flooring, and space and plumbing for a washing machine and tall stand up fridge/freezer. Integrated appliances include a four burner gas hob with an extractor fan over and an undercounter oven.

The balcony has a bright, sunny, secluded aspect.

The master bedroom is situated at the rear of the property, with an excellent range of built-in storage, a TV aerial point, and a large UPVC window providing an outlook to the rear.

Bedroom two is currently used as a twin bedroom, with a UPVC window and a double radiator.

The family bathroom is a fantastic size, with a modern suite comprising a panelled bath with a mixer tap over and shower attachments, a glass shower screen, a WC, a wash hand basin with a mixer tap over and storage beneath, fully tiled walls, a UPVC window, and an extractor fan.





Gardens & Grounds

To the front of the property, there is a bin store and an area of communal garden.

A driveway runs down the side of the property, with a large area of allocated parking, a cycle store, and a further area of communal garden.

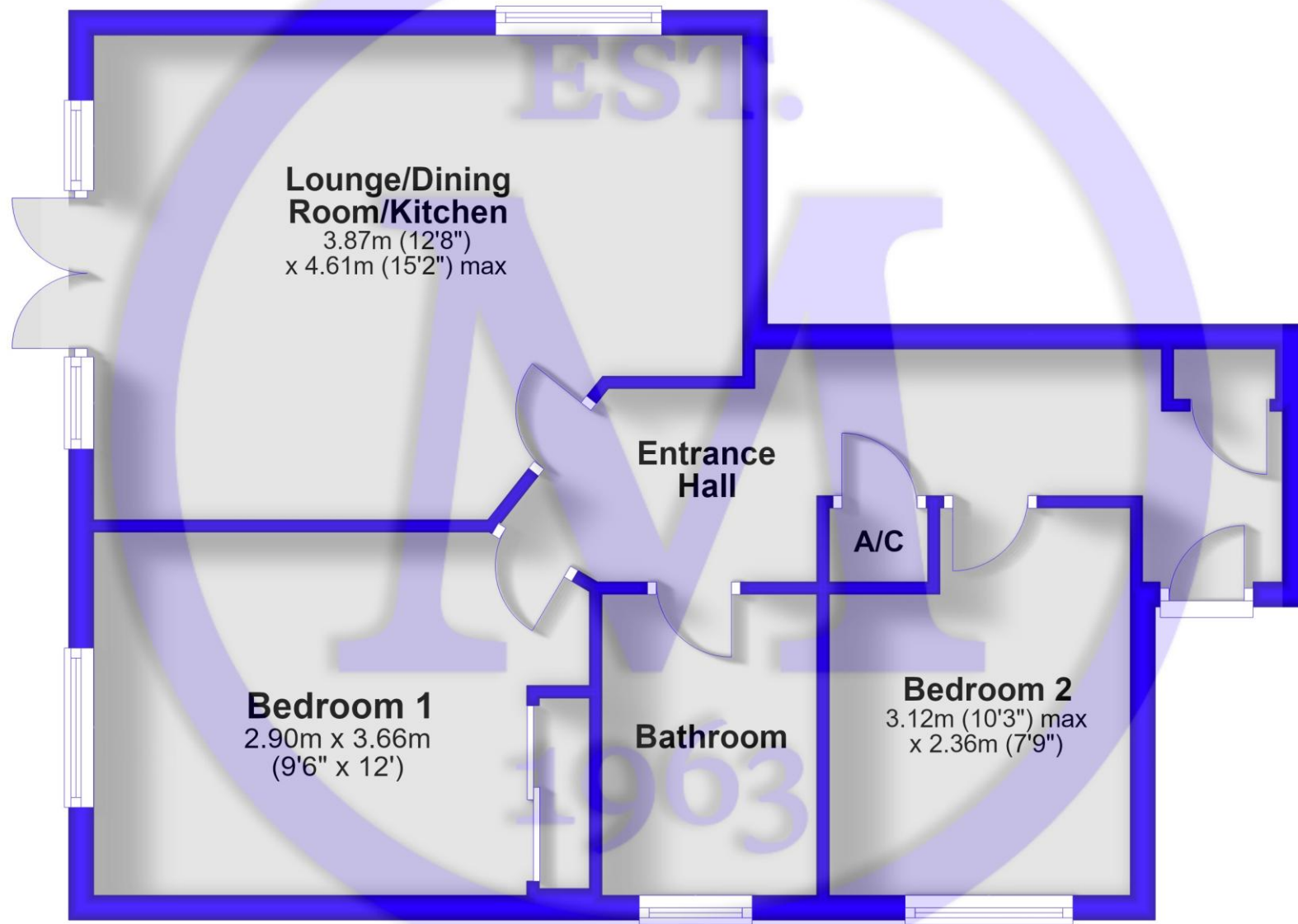


Services

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

First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)

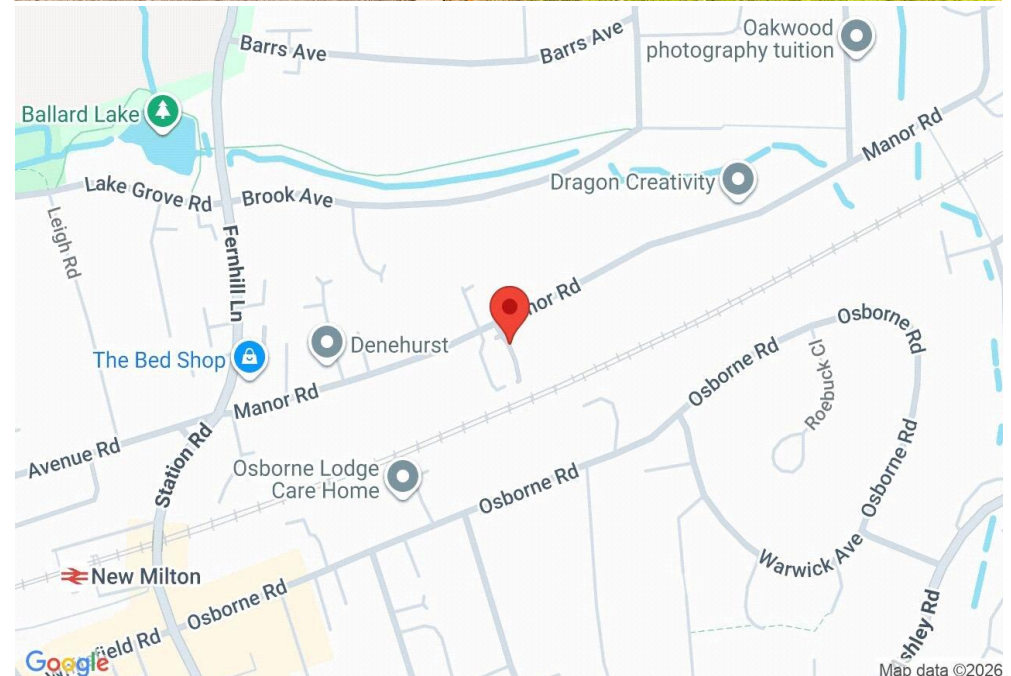


Total area: approx. 51.3 sq. metres (551.8 sq. feet)



Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.





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