

11 Lake View Manor, Lake Grove Road, New Milton, BH25 5NX £289,950

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11 Lake View Manor
Lake Grove Road
New Milton
Hampshire
BH25 5NX

A characterful and individual two double bedroom, self contained apartment forming part of a stylish conversion of the former Ballard School. The development was created in 2000 and benefits from a stylish courtyard setting in an enviable location opposite Ballard Lake, within easy reach of the town centre and mainline railway station. Other features of this fantastic apartment include a superb double aspect sitting room, high ceilings, sash windows, a good sized kitchen/breakfast room, and a carport. The property is offered with no forward chain.

- 999 Years Remaining On Lease
- Service Charge: £810 Per Annum
- Private Entrance Hall
- Double Aspect Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Built-In Wardrobes
- Bathroom
- Separate cloakroom
- Carport





The Property

Entrance hall with a private front door, stairs to the first floor, and a storage cupboard.

Superb double aspect sitting room featuring a fireplace with a stone backing and hearth, a high ceiling, sash windows, and built-in storage.

Good sized kitchen/dining room with an excellent range of wall and base units, a contrasting worktop, an inset one and a half bowl sink unit with a mixer tap over, a breakfast bar, a southerly outlook, timber effect flooring, a wall mounted gas fired boiler concealed in a cupboard and space for a washing machine. Integrated appliances include an electric oven, a gas hob, an extractor, a fridge, and a separate freezer.

Two good sized double bedrooms, both with built-in wardrobes.

Bathroom fitted with a white suite comprising a corner bath, a wash basin, a WC, a separate shower cubicle, timber effect flooring, and wall tiling.

Cloakroom with a WC and a hand basin.

















Gardens & Grounds

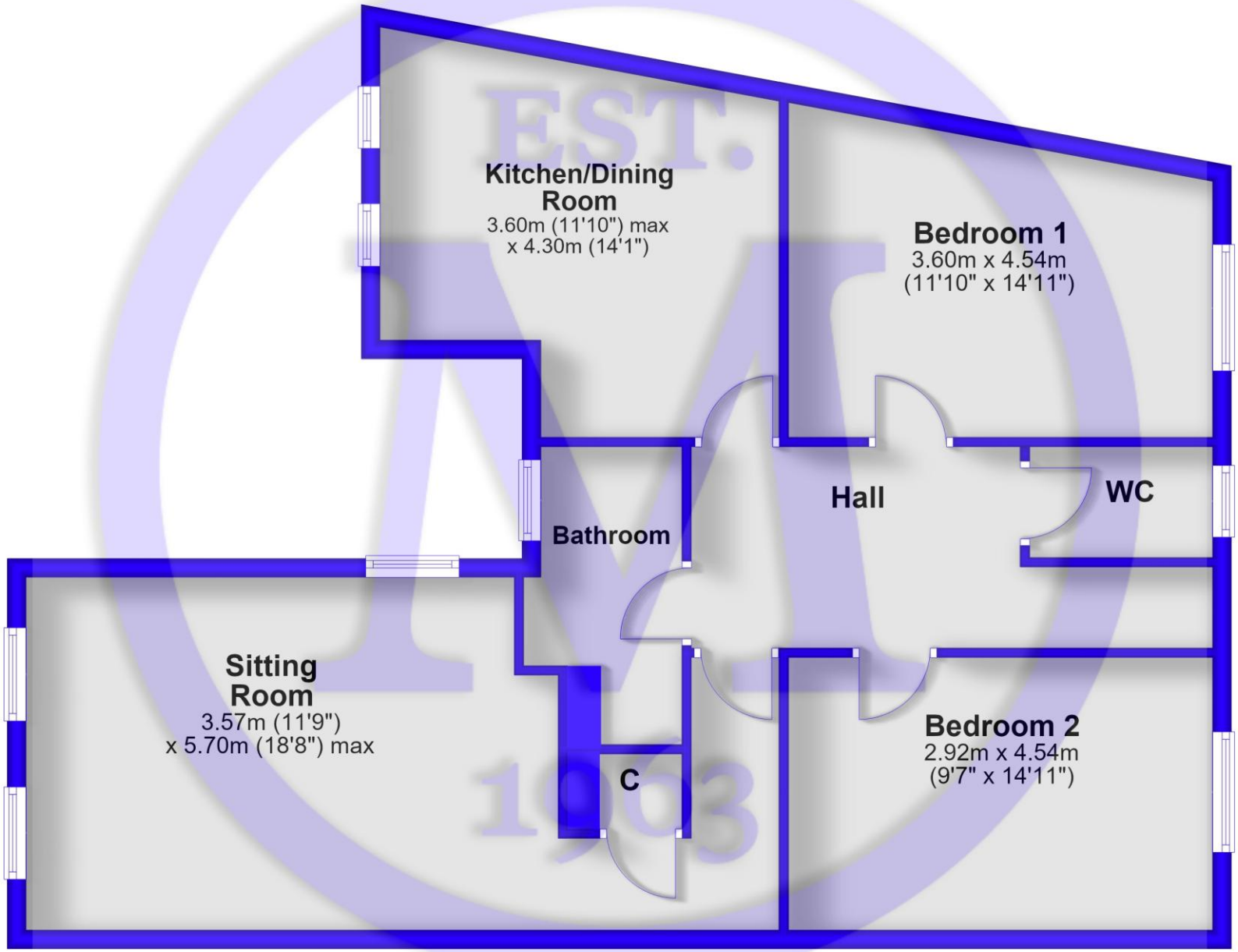
Lake View Manor benefits from a beautiful courtyard style setting, with electrically operated gates providing access to the courtyard, which offers areas of casual car parking and covered carports with pitched roofs.

Services

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

First Floor

Approx. 87.7 sq. metres (944.2 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline.

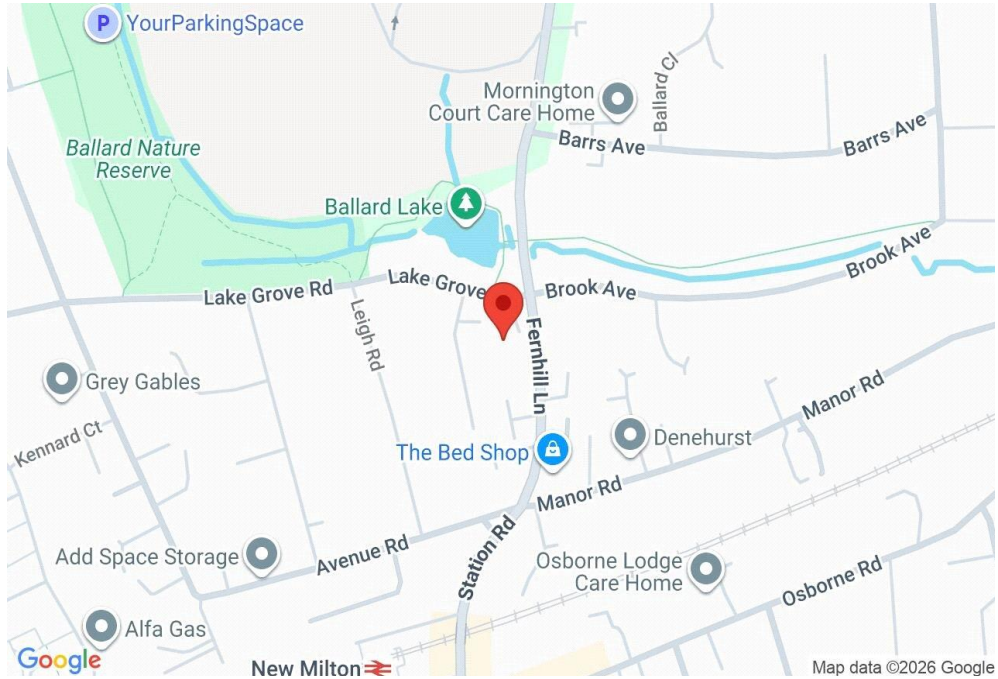
With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors.

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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