



1 Boakes Place | £265,000  
Ashurst, Hampshire, SO40 7FF





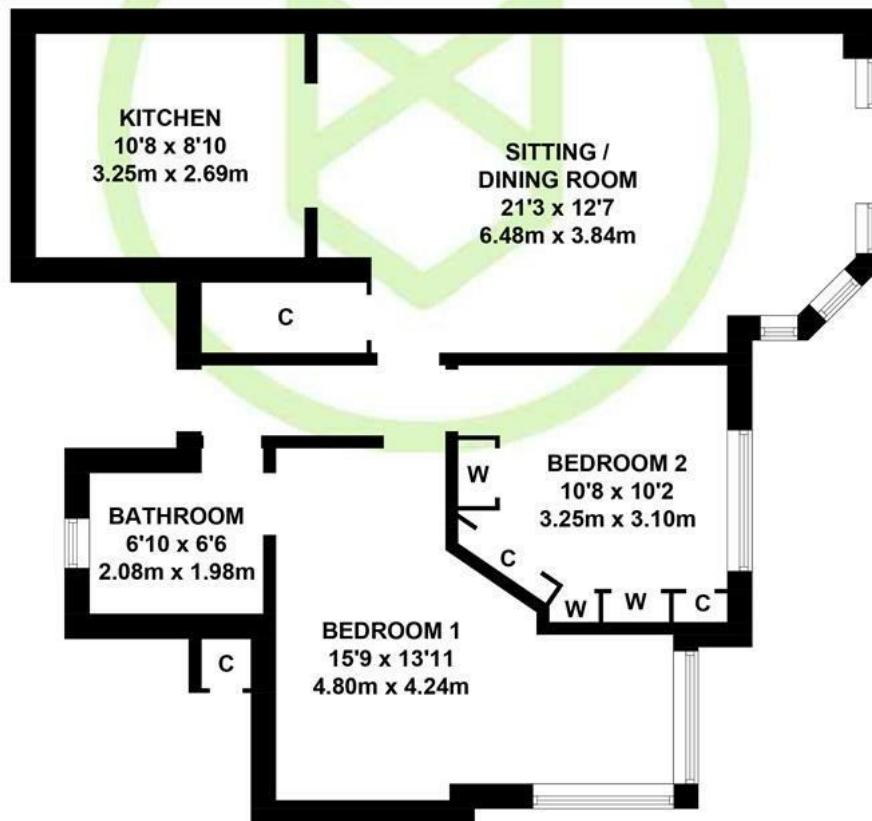
1 Boakes Place  
Ashurst, Hampshire, SO40 7FF

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PARKING /  
CARPORT  
38'2 x 7'11  
11.63m x 2.41m

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 729 SQ FT / 67.7 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1018614)

## Summary

Enjoying a desirable village location within the New Forest National Park is this spacious ground floor apartment, offered to the market with no onward chain and two allocated parking spaces. The accommodation comprises two bedrooms with fitted storage to bedroom two and a wet room. The generous reception room boasts glazed French doors to a patio seating area and is open to the fitted kitchen / breakfast room. Well tended communal gardens envelop the property with an external store cupboard and visitor parking available to the rear. The property comes with the remainder of a 999 year lease and a share of the freehold.

## Summary

- A spacious ground floor apartment
- Two bedrooms with fitted storage to the second bedroom
- Wet room accessed from bedroom one and entrance hall
- Generous reception room with French doors to a patio area
- Open kitchen / breakfast room with integrated appliances
- Desirable New Forest village location
- Well tended communal gardens
- External storage cupboard
- No onward chain
- Share of freehold

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 1 Boakes Place

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## Accommodation

The solid oak front door opens into the entrance hall serving all principal rooms within the apartment. A generous reception room offers ample space for seating and dining, with glazed French doors to a paved outdoor seating area. A cupboard provides a useful storage space. The open fitted kitchen and breakfast room offers a traditional range of wall and base units with contrasting work surfaces and breakfast bar. Integrated appliances include a single oven and four burner electric hob with hood over, plumbing for dishwasher, washing machine and space for a fridge freezer. Bedroom one is an extended double room with access to a Jack and Jill wet room fitted with an electric shower, WC, wash hand basin and heated towel rail. The wet room can be accessed from both the main bedroom and hall. Bedroom two is well proportioned and fitted with a range of wardrobes and drawer units.

## Parking

The property comes with two allocated parking spaces.

## Outside

A secure storage cupboard is positioned by the entrance with landscaped communal gardens that surround the block. A paved seating area is situated to the rear with access from the reception room via French doors.

## Location

The popular village of Ashurst is conveniently located within the New Forest National Park just minutes from the open forest with a wealth of amenities available in the village including shops, restaurants, public houses and a train station with direct rail links to London Waterloo. Lyndhurst is within 3 miles with a comprehensive range of amenities available within the neighbouring town of Totton or Southampton City Centre. Easy access is available on to the motorway network providing access to the South Coast and beyond.

## Terms & Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

## Age

1993

## Tenure

Leasehold with a share of the freehold

Lease :999 years

Maintenance charge of £95 pcm

## Sellers position

No onward chain

## Infants & Junior School

Foxhills Infants & Junior School

## Secondary School

Hounslow Secondary School

## Council Tax

Band C - New Forest District Council

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