

9 THE OAKS

BARTON COURT AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE, BH25 7HG





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An immaculately presented two double bedroom ground floor luxury apartment, situated in this small select gated development built in 2015 and ideally located within easy walking distance of Barton on Sea clifftop and beach. Particular features of this property include a south west facing patio with a lovely outlook over the communal grounds, a high quality kitchen with built in appliances, a fully tiled en-suite shower room, allocated and visitor parking, a security entry system and a double aspect sitting/dining room with casement doors onto a second patio.

• Communal Entrance Hall • Entrance Hall • Sitting/Dining Room • Kitchen

• Two Double Bedrooms • Bathroom • En-Suite Shower Room

• Timber Garden Shed • Two Private Patios • Allocated Parking • Bike Store • Visitor Parking • Communal Grounds • Share of Freehold



£369,950

The Property

The apartment has a good sized entrance hall with a security entry system, security alarm controls and a useful double cloaks cupboard.

The impressive sitting/dining room enjoys a double aspect, has a recessed gas wood burner effect stove along with casement doors onto the private front patio.

A wide arch leads through to the kitchen which is fitted with a range of cream wall and base units with soft closing drawers and doors and a contrasting stone effect worktop and upstands. There is an integrated fridge and separate freezer, Neff dishwasher, Bosch washer/dryer, Neff electric oven, Neff induction hob and extractor. There is a wall mounted Worcester gas fire boiler concealed in a cupboard, tiled flooring, under cupboard lighting and recessed ceiling spotlights.

There are two good sized bedrooms, both with built in wardrobes and with the master bedroom enjoying a double aspect and twin UPVC double glazed casement doors onto the private rear patio.

The bathroom is fitted with a modern white suite comprising of a panelled bath with an independent shower over, a wash basin, WC, low level automatic lighting, underfloor heating, fully tiled walls, recessed ceiling spotlights, an extractor fan, a mirror fronted cabinet with a light over and a chrome ladder style heated towel rail.

There is an en-suite shower room to the master bedroom, again fitted with a modern white suite comprising of a large shower cubicle, a wash basin, a WC, a mirror fronted cabinet with a light over, underfloor heating, fully tiled walls and floor, automatic lighting, a chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor fan.

Other features include smoke detectors, a fire alarm and gas fired central heating.

Approximately five years left on NHBC warranty





Gardens & Grounds

The Oaks are set in spacious and well maintained communal grounds and gardens, with the particular apartment having two private patio areas, one enjoying a sunny south westerly outlook to the rear. The property also benefits from a private timber garden shed, allocated parking and further visitor and residents parking.

Services

Mains gas, electric, drainage and water

Council Tax Band D

Energy Performance Rating TBC



Floor Plan

Approx. 81.4 sq. metres (875.7 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

9 The Oaks, Barton Court Ave, Barton on Sea, New Milton

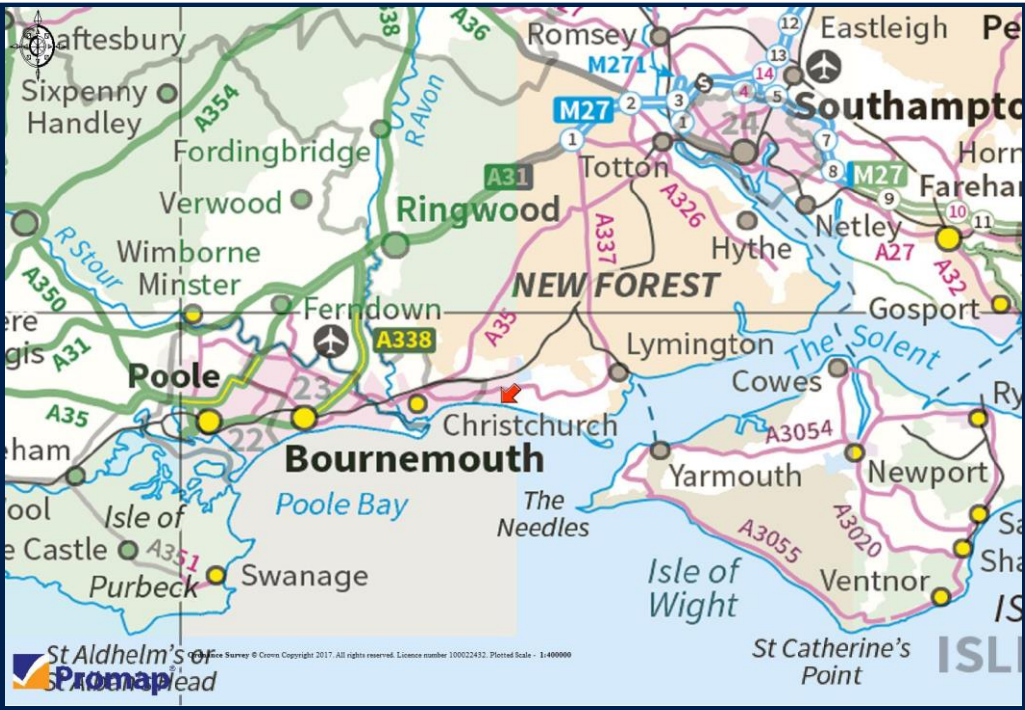


Situation

The apartment is situated only a short walk from Barton on Sea clifftop and beach. Both New Milton town centre and the open forest of The New Forest National Park are within easy reach.

Directions

From Mitchells turn right at the traffic light and proceed along Station Road. Take the second right into Barton Court Road, at the junction continue across into Barton Court Avenue where The Oaks will be seen towards the end on the right hand side.



Barton on Sea clifftop and beach is only a short walk away



Centenary Buildings, 8-10 Old Milton Road, New Milton, Hampshire, BH25 6DT Email: info@mitchells.uk.com

Tel: 01425 616411

www.mitchells.uk.com