

2 BROOK AVENUE
NEW MILTON, HAMPSHIRE, BH25 5HD





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A stunning two double bedroom high quality apartment situated on the ground floor of this well-proportioned block of just two apartments, built by highly regarded Lymington based developers, Colten. Built to an exceptional standard of specification and benefitting from a large adjoining private patio, the apartment leads directly onto a lovely private area of garden that enjoys a high degree of privacy. The apartment is well located opposite Ballard Lake and within easy walking distance to the mainline railway station and New Milton town centre. The apartment is offered with no forward chain, we understand that pets are allowed, and an internal inspection is highly recommended to appreciate the quality on offer.

- Entrance Hall • L-Shaped Sitting/Dining Room • Kitchen
- Two Double Bedrooms • En-Suite Shower Room • Bathroom
- Private Patio • Gardens • Allocated Covered Parking



£310,000

The Property

Entrance hall with security alarm system, spacious airing cupboard housing a Megaflo hot water cylinder and automatic lighting and cloaks cupboard also with automatic lighting

Impressive L-shaped double aspect sitting/dining room with feature full height corner glazing creating a lovely open outlook over the patio, gardens and trees beyond and with casement doors directly onto the patio

Lovely modern kitchen fitted with a range of timber effect wall and base units with soft closing drawers and doors, contrasting worktop with inset sink unit with mixer tap over, wall mounted Gloworm gas fired boiler concealed in cupboard, integrated NEFF electric oven, combination oven, gas hob and extractor along with a slimline dishwasher, integrated washer/dryer and fridge freezer, part tiled walls, recess ceiling spot lights, a contemporary radiator and under cupboard lighting

Two double bedrooms, both with high quality built in wardrobes, automatic lighting and mirrors. The master bedroom benefits from a luxury en-suite shower room fitted with a white suite comprising of a shower cubicle with wash hand basin with storage beneath, WC with concealed cistern, fully tiled walls, recessed ceiling spot lights, extractor fan and a chrome ladder style heated towel rail

Fully tiled shower room with large walk-in shower cubicle, wash basin with storage beneath, WC with concealed cistern, additional storage, recess ceiling spot lights, extractor fan and a chrome ladder style heated towel rail

Excellent decorative order throughout

Internal viewing strongly recommended

Smooth plastered ceilings with coving throughout

High quality double glazed hardwood windows





Gardens & Grounds

The apartment benefits from a large and private patio area adjoining the property leading to a private lawned area with high level mature hedging. There is an allocated covered parking space with secure storage and lighting.

Services

Mains gas, electric, drainage and water

Council Tax Band C

Energy Performance Rating C Current 77 Potential 78



Ground Floor

Approx. 78.6 sq. metres (845.7 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.

2 Brook Avenue, New Milton



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