



*Flat 1, 10 Mount Avenue, New Milton, BH25 6NS*

*£275,000*

**Mitchells**  
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*Flat 1 10 Mount Avenue  
New Milton  
Hampshire  
BH25 6NS*

A superbly positioned three bedroom duplex apartment, situated in this sought after and luxurious development in a peaceful location, yet within easy walking distance of New Milton town centre. The property is offered with no forward chain and features include a lovely double aspect sitting/dining room, a ground floor cloakroom, an en-suite bathroom in addition to the main shower room, a modern kitchen, allocated car parking, and well maintained communal areas.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- En-Suite Bathroom
- Shower Room
- Allocated Parking
- Communal Gardens



## The Property

Entrance hall with a double glazed front door, stairs to the first floor, and an understairs storage cupboard.

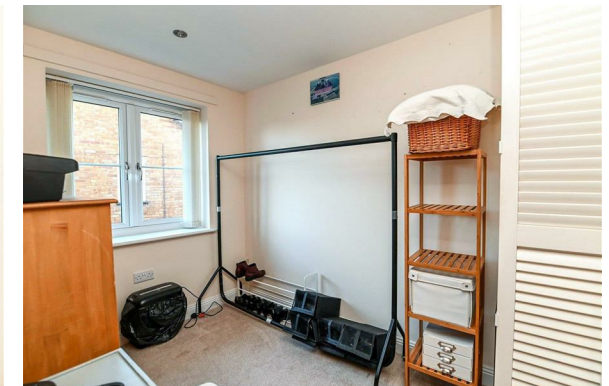
Lovely double aspect sitting/dining room featuring a timber effect fireplace with a marble effect backing and hearth, recessed ceiling spotlights, and an attractive south-westerly outlook to the front.

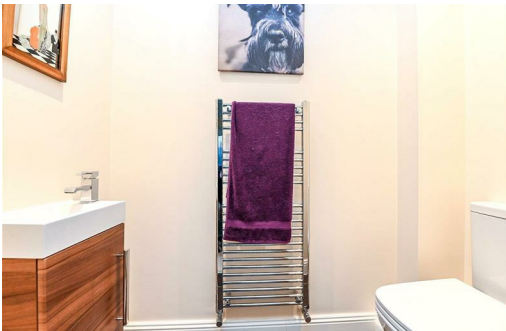
Modern kitchen fitted with a range of cream wall and base units, contrasted by a dark worktop, and an inset sink unit with a mixer tap. Integrated appliances include a double electric oven, a four burner gas hob, an extractor, and a slimline dishwasher. There is space for a tall fridge/freezer and a washing machine, along with tiled flooring, undercupboard lighting, and recessed ceiling spotlights.

Ground floor cloakroom fitted with a modern white suite.

Three first floor bedrooms, two with built-in wardrobes. The master bedroom benefits from a double aspect and an en-suite bathroom fitted with a modern white suite comprising a panelled bath with a mixer tap and shower attachment, a wash basin, WC, chrome ladder style heated towel rail, wall tiling, recessed ceiling spotlights, and an extractor fan.

Shower room fitted with a modern white suite, including a fully tiled shower cubicle with a thermostatically controlled shower, wash basin, WC, tiled flooring, recessed ceiling spotlights, a chrome ladder style heated towel rail, and an extractor fan.





## *Gardens & Grounds*

The property is set within well maintained communal gardens and grounds, the upkeep of which is covered by the annual service charge.

There is also a refuse store and allocated parking.

## *Services*

Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: B

EST.

### Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



### First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



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Total area: approx. 80.8 sq. metres (869.3 sq. feet)



## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.



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