DANEHURST

ESTATE AGENTS



LAKESIDE PINES, BARRS AVENUE, NEW MILTON, BH25 5GQ

Guide price £110,000



Guide Price £110,000 - £120,000 - Offered With No Forward Chain

Perfectly positioned within the popular over 50's Lakeside Pines retirement development, this well presented ground floor apartment enjoys the best of both worlds, with peaceful communal gardens on the doorstep and New Milton town centre just a short walk away.

The accommodation comprises a welcoming entrance hall with useful storage, a bright sitting and dining room enjoying a pleasant outlook over the beautifully maintained communal gardens, and a separate fitted kitchen offering a range of wall and base units, integrated appliances and ample worktop space.

The spacious double bedroom benefits from a built-in wardrobe and views across the communal grounds, while the bathroom is fitted with a white suite including a bath with shower over, wash hand basin with vanity storage and WC.

The apartment has been recently redecorated throughout and benefits from new flooring and carpets, making it ready for its next owner to move straight in.

The development itself is surrounded by beautifully maintained communal gardens with colourful planted borders, mature trees, well-kept lawns and a generous south facing patio where residents can sit and enjoy the peaceful surroundings. Residents also benefit from a House Manager, a 24-hour emergency call system, communal parking and a pedestrian pathway providing convenient access into the town centre.

For those who enjoy spending time outdoors, Ballard Lake and the adjoining nature reserve are within easy reach. This green space offers peaceful waterside walks, mature woodland, abundant wildlife and is a popular place to relax and enjoy nature.

Lease Term: 150 years from 29 September 1989 - No ground rent. Maintenance charge for this apartment is £339.85 per month (£4,078 per year), as confirmed by the management company in November 2026. This includes water, buildings insurance, the House Manager and the 24 hour emergency call system. Council Tax Band: C







- Ground Floor Retirement Apartment (Over 50s)
- No Forward Chain
- Spacious Double Bedroom with Built-In Wardrobe
- Bright Sitting Room Overlooking Communal Gardens
- Recently Redecorated with New Flooring Throughout
- House Manager & 24 Hour Emergency Call System
- Beautifully Maintained Communal Gardens











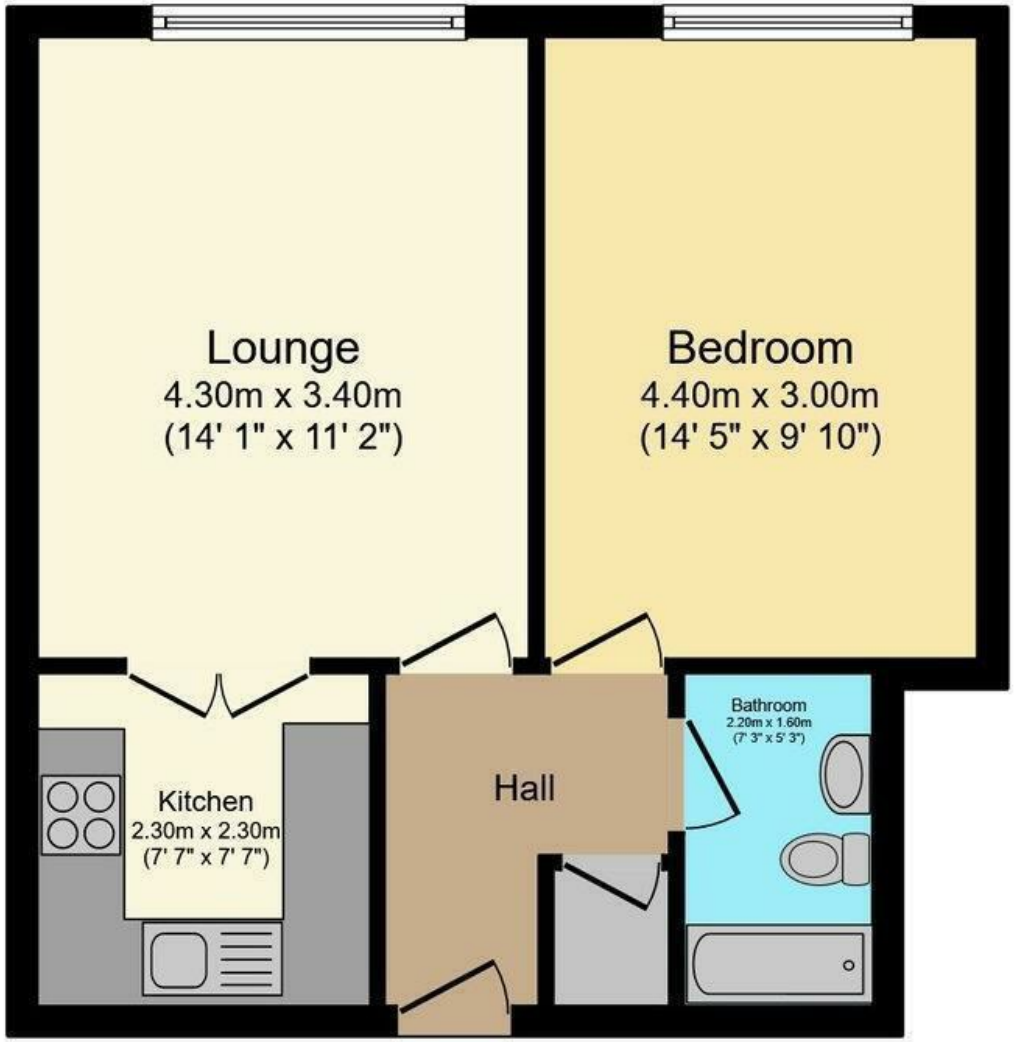






Location

New Milton offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with a popular weekly market and excellent transport links. The mainline railway station provides direct services to London Waterloo, Southampton, Bournemouth and Weymouth, making it ideal for visiting family and friends. The open spaces of the New Forest National Park are just a short drive away, while the area's beautiful coastline, including Barton on Sea and Highcliffe Beach, is also within easy reach, offering the perfect balance of town, countryside and coastal living.



Total floor area 41.8 sq.m. (450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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