



**2 Lakeside Pines Barrs Avenue, New Milton, Hampshire. BH25 5GQ**

**Guide Price £129,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





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BH25 5GQ**

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A delightful beautifully presented modern ground floor one bedroom multi aspect retirement apartment. The apartment benefits from being light and airy and is situated in lovely landscaped grounds just a short walk from New Milton town centre. The property is designed for over 50's and has Careline facilities. Ample storage space for a mobility scooter and car parking areas if required.



## COMMUNAL ENTRANCE HALL

Provides access to the well maintained communal corridors which are carpeted and heated with lots of natural light, door provides access to main flat entrance door with Yale and Chubb locks, letter box and spy hole.

## ENTRANCE HALL (8' 2" X 4' 4") OR (2.49M X 1.31M)

Coved and textured ceiling, smoke detector, ceiling chandelier light, wall mounted Dimplex heater, attractive panelled doors with brass door furniture, wall mounted Tunstall emergency pull cord system with intercom as well as doubling up as an entry phone system. Door provides access to deep walk-in storage cupboard 1.75m x 1.29m) Housing the electric consumer units which have been updated, range of fitted slatted shelving. Megaflo hot water cylinder with fitted electric element. In the hallway is a phone socket and glazed door provides access to:

## SITTING ROOM/DINING ROOM (13' 5" X 14' 2") OR (4.10M X 4.33M)

Coved and textured ceiling, three wall lights, UPVC double glazed window overlooking front aspect. Wall mounted Rointe electric radiator with digital thermostat, numerous power points, TV aerial point, telephone connection point. Attractive Adam style fireplace surround with adjoining electric coal effect convector heater/fire. Recess for dining table, fitted vertical blinds to main window and bi-fold door provides access to:

## KITCHEN (7' 7" X 7' 9") OR (2.31M X 2.35M)

Coved and textured ceiling, heat detector, UPVC double glazed window overlooking rear aspect. Quality range of eye level and floor mounted kitchen units with laminated roll top work surfaces in a horseshoe lay-out with ceramic white suite with single drainer and chrome effect mixer tap. Space and plumbing for automatic washing machine. Fitted Philips Whirlpool ceramic hob with filter hood above. Eye level Statesman fan assisted oven and grill with storage cupboards beneath and storage cupboard above. Integrated fridge and freezer, under pelmet unit lighting, tiled splash backs, power points, attractive Vinyl tiled flooring, wall lights.

## BEDROOM (11' 7" X 10' 4") OR (3.54M X 3.15M)

Coved and textured ceiling, UPVC double glazed window overlooking the Easterly aspect over the gardens. Fitted vertical blinds, quality range of fitted bedroom furniture comprising 'his and hers' bedside tables with display niches above with lighting to either side with storage drawers and niches beneath. Bridging units above bed area, two double width wardrobes to either side, dressing table with knee hole with nest of three drawers to either side with glazed display surfaces above with TV, telephone point and power points. Wall mounted Rointe electric radiator, wall light point, power points.

## SHOWER ROOM

Coved and textured ceiling benefiting from UPVC double glazed window facing an Easterly aspect. Modern white suite comprising wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath with low level WC to one side with concealed cistern with push button flush and display surface above. Larger than average shower cubicle with sliding glazed door provides access to the pressurised shower mixer with adjustable shower attachment and grab handle to one side. Tiling to full height, wall light point, strip light with shaver socket. Dimplex convector heater, towel rail, wall mounted electric radiator with digital thermostat. Wall mounted mirror fronted medicine cabinet, tiled Vinyl effect flooring.

## OUTSIDE

Lakeside Pines is set in delightful mature gardens with lovely lawned areas and a large south facing patio situated behind the building. There is also a gate giving a short cut for walking to town. General parking area.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road. Continue over the railway bridge and into Fernhill Lane. Take the second turning on the right into Barrs Avenue and Lakeside Pines will be found on the right.

## LEASEHOLD & MAINTENANCE FEES

Approximately 114 years remain on the lease according to land registry. Please note all these figures should be verified with a solicitor. Anchor Management Company 0300 1237092 confirm that the maintenance Fee is currently £289.57 per month and there is no ground rent payable.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

The resale tenure for this property is Leasehold

## COUNCIL TAX

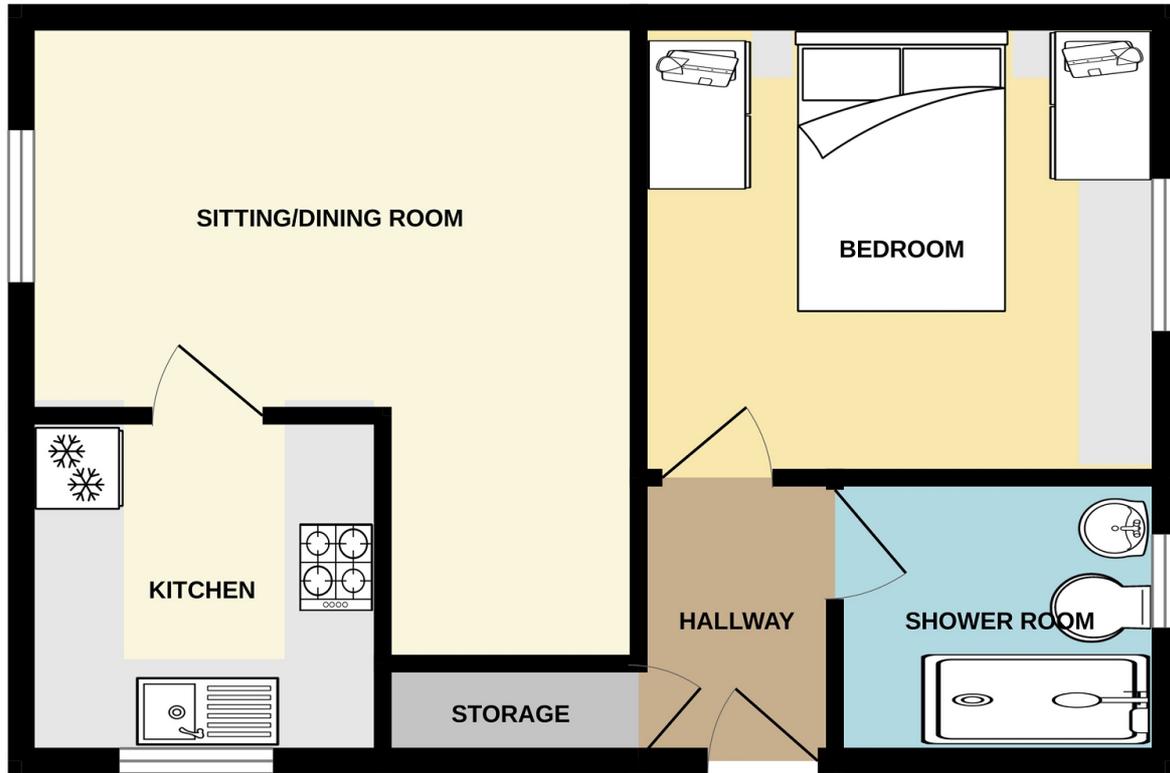
The council tax for this property is band C

## EPC RATING

The EPC rating for this property is C70



GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 417 sq.ft. (38.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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