



3 Boakes Place | £295,000
Ashurst, Southampton, SO40 7FF





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Summary

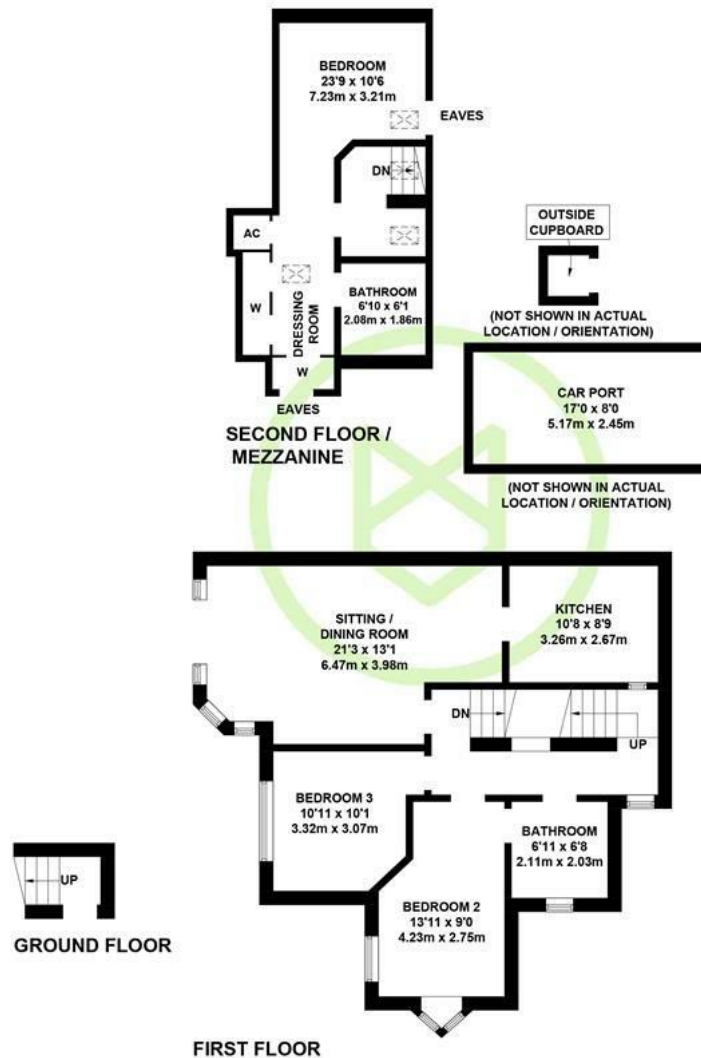
Enjoying a desirable village location within the New Forest National Park is this spacious first floor duplex apartment which boasts well tended communal gardens and allocated parking for two vehicles which includes a carport. The accommodation is arranged over two floors and features an open plan sitting and dining area, flooded with light from glazed French doors and a Juliette balcony to the rear aspect enjoying views over open farmland opposite. The modern kitchen has been tastefully refitted with an extensive range of integrated appliances. The bedrooms are well proportioned with bedroom one on the second floor benefiting from a dressing area, fitted wardrobes and an ensuite shower room and mezzanine bedroom area overlooking the lower floor. A useful external store cupboard is positioned on the ground floor.

Features

- An impressive first floor duplex apartment
- Three double bedrooms
- Principal bedroom with en-suite shower room and dressing area
- Open plan sitting and dining area with Juliette balcony
- Stylish modern fitted kitchen with integrated appliances
- Desirable New Forest village location
- Allocated off road parking for two vehicles
- Communal gardens and external store
- No onward chain
- Share of freehold

EPC Rating

Energy Efficiency Rating
Current C
Potential C



3, Boakes Place, Ashurst, Southampton, SO40 7FF

First floor

A covered ground floor entrance and front door open into the apartment with space for coats and shoes with stairs to the first floor. The spacious open plan sitting and dining area offers ample space for family dining and seating, whilst enjoying views over farmland opposite via glazed French doors and a Juliette balcony. From the dining area the stylish fitted kitchen offers an extensive range of shaker style wall and base units with contrasting oak effect work surfaces and breakfast bar. Integrated appliances include an eye level double oven, five burner gas hob with filter/extractor hood over, fridge, freezer and wine cooler. Plumbing and space is available for a washing machine and dish washer. Bedrooms two and three are double rooms with bedroom two benefitting from a dual aspect and access through to the family bathroom as an optional en-suite. The bathroom comprises a mixer shower over the panelled bath, vanity unit with mounted wash basin and WC.

Second floor

A small study area is available on the landing with the principal bedroom boasting a dressing area with fitted wardrobes and airing cupboard providing additional storage space. The mezzanine bedroom area overlooks the reception below and offers access to the loft space as well as eaves storage. The generous en-suite shower room comprises a cubicle with electric shower, vanity unit with mounted wash basin, WC and heated towel rail.

Parking

Allocated parking is available for two vehicles including a covered area.

Outside

The apartments are enveloped by well tended communal gardens with a variety of colourful shrubs and well tended borders.

Location

The popular village of Ashurst is conveniently located within the New Forest National Park just minutes from the open forest with a wealth of amenities available in the village including shops, restaurants, public houses and a train station with direct rail links to London Waterloo. Lyndhurst is within 3 miles with a comprehensive range of amenities available within the neighbouring town of Totton or Southampton City Centre. Easy access is available on to the motorway network providing access to the South Coast and beyond.

Anti money laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Foxhills Infant & Junior School

Secondary School

Hounsdown Academy

Council Tax

Band D - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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