

Flat 6 Clifton Court

Lymington Road, New Milton, BH25 6PZ

SPENCERS
COASTAL







A neat and tidy first-floor studio flat located in a convenient position close to local amenities in New Milton. Ideal as a first-time purchase, investment property or low-maintenance coastal base

The Property

Entering the building through the communal front door, a staircase leads up to the first floor and to the private entrance of the flat. The hallway offers a useful area for coats and shoes and gives access to both the bathroom and the main living accommodation.

Through the internal door, you enter the open-plan living and sleeping space. A large rear-facing window provides a pleasant north-westerly aspect over the car park and brings in good natural light. The room features a full run of fitted wardrobes along one wall, offering excellent storage, while still leaving ample space for a double bed and seating furniture.

A further door leads into the separate kitchen, which includes a range of wall and base units, space for a washing machine and fridge-freezer, a sink, oven with hob and extractor over, and another window overlooking the rear of the block.

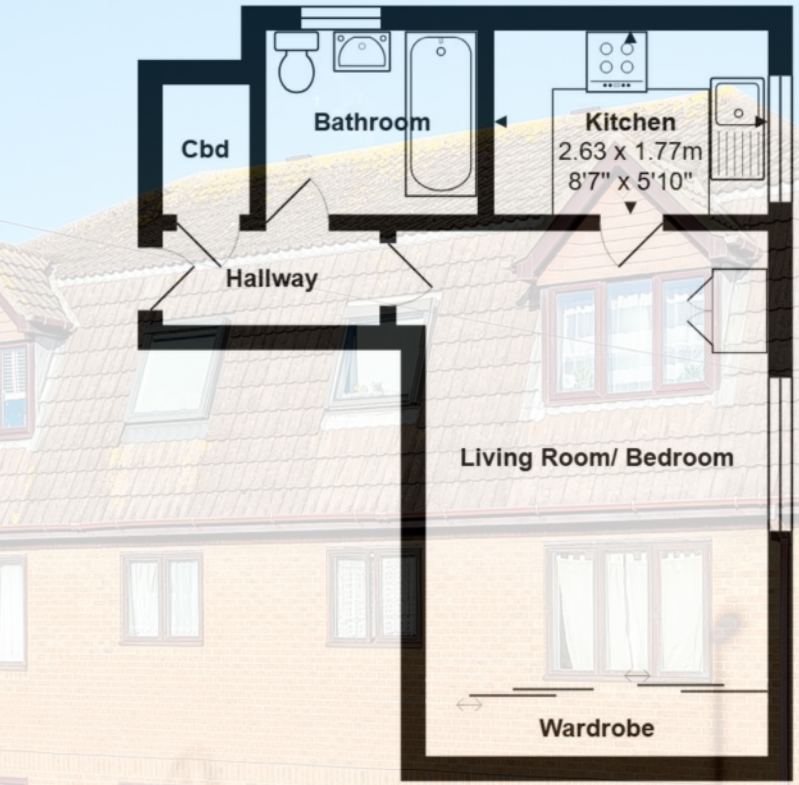
The bathroom, accessed from the entrance hallway, comprises a WC, wash hand basin and bath with shower over and screen, along with a window for natural ventilation.

£85,000

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FLOOR PLAN





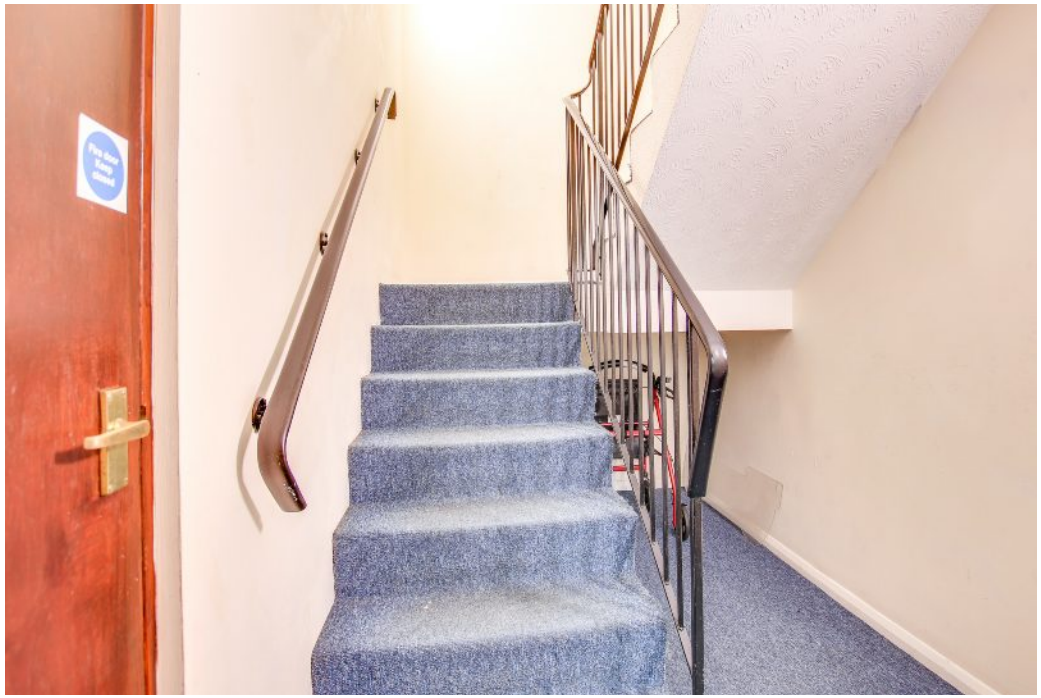
Total Area: 29.5 m² ... 317 ft²

All measurements are approximate and for display purposes only

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





Outside

The flat on the first floor benefit from secure access via the communal front entrance, complete with an entry-phone system. The property also includes an allocated parking space located in the residents' car park at the rear of the building.

Additional Information

Energy Performance Rating: C Current: 74 Potential: 74
Council Tax Band: A
Tenure: Share of Freehold

Lease Length: 999 years as of May 2015 - 989 years remaining

Service Charge: £1,050 per annum

Services: All mains services connected

Parking: 1x allocated space

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)
Mobile Phone Coverage: No known issues, please contact your provider for further clarity

Restrictions: No short term/holiday lets allowed





The Situation

The property sits in an extremely convenient location within New Milton, which itself falls within a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Points Of Interest

Lidl Supermarket	0.1 Miles
Marks & Spencers Food Hall	0.5 Miles
Barton on Sea Cliff Top	0.8 Miles
Tesco Superstore	0.8 Miles
Pebble Beach Restaurant	0.9 Miles
New Milton Centre & Train Station	0.9 Miles
Chewton Glen Hotel & Spa	1.1 Miles
New Forest National Park	3.0 Miles
Bournemouth Airport	9.7 Miles
Bournemouth Centre	12.5 Miles
London (1 hour 45 mins by train)	102 Miles



For more information or to arrange a viewing please contact us:
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