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88 EASTLANDS, NEW MILTON BH25 5PH PRICE £185,000 LEASEHOLD

Winkworth

for every step...

Immaculately presented one-bedroom first floor apartment with its own private entrance.

88 Eastlands, New Milton BH25 5PH

Price £185,000 Leasehold

01425 270055

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Situation:

Eastlands is set in an appealing location in the thriving New Forest town of New Milton which has an array of cafes and shops, including an M&S Food Store, Bradbeers department store, Morrisons, Aldi and Tesco. New Milton station provides excellent train services to London Waterloo, as well as Bournemouth and Southampton.

Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole.

Nearby towns include the attractive Georgian market town of Lymington c* 5.7 miles away and c* 4.7 miles Highcliffe along with miles of beautiful coastline and beaches and the stunning open space of the New Forest National park which includes places of interest including Brockenhurst, Exbury Gardens, Beaulieu and Buckler's Hard.

Source *Google Maps

Description:

A beautifully presented one-bedroom first-floor apartment, offering the benefit of its own private front door entrance. The property offers a contemporary kitchen and a modern bathroom, together with tasteful décor and quality finishes throughout.

It is surrounded by attractive communal gardens and is ideally located, with convenient pedestrian access through to Newlands Road, placing New Milton town centre, Tesco and Aldi all within easy reach.

The private entrance hall offers useful storage and space for appliances, with stairs rising to the first-floor landing. The spacious lounge/diner is a particular feature, providing a bright and comfortable living space with ample room for both relaxation and entertaining.

The well-appointed kitchen is fitted with a comprehensive range of sleek gloss-fronted units, complemented by contrasting work surfaces and space for freestanding appliances.

The generous double bedroom benefits from a lovely west-facing box bay window, fitted triple wardrobes and a modern electric radiator. The bathroom is beautifully finished with a contemporary white suite, comprising a panelled bath with shower attachment, separate corner shower cubicle, wash hand basin and WC.

Further features include UPVC double glazing, modern electric heating, extensive LED lighting, loft access and excellent storage throughout.

Externally, the development is set within well-tended communal grounds, with ample residents' and visitors' parking discreetly positioned amongst mature trees and established planting.

This exceptional apartment would make an ideal first-time purchase, investment opportunity or low-maintenance retirement home.

Leasehold: approx. 158 years remaining

Ground Rent: Approx £125 per annum

Service Charge: Approx £1065 per annum

Summary:

- Immaculately presented first floor apartment
- One generous size double bedroom with fitted wardrobes
- Fitted kitchen with space for appliances
- Spacious and bright lounge/diner
- Modern bathroom with separate shower cubicle
- Ample resident and visitors parking
- NFDC Council Tax Band B

Useful Information

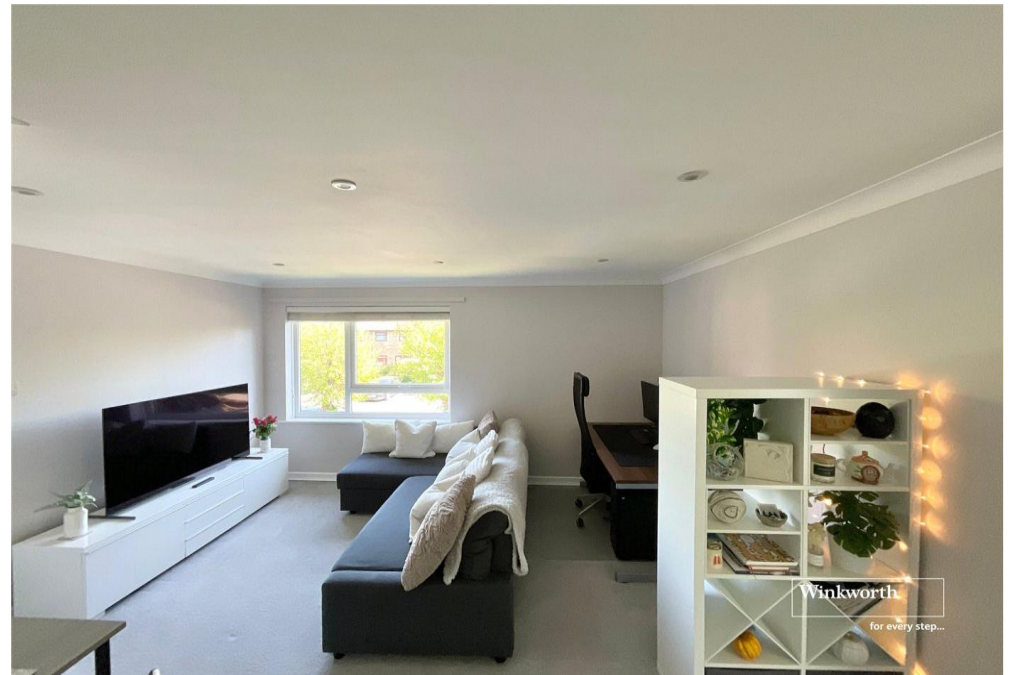
Services – Mains Electric, Mains Water & Drainage

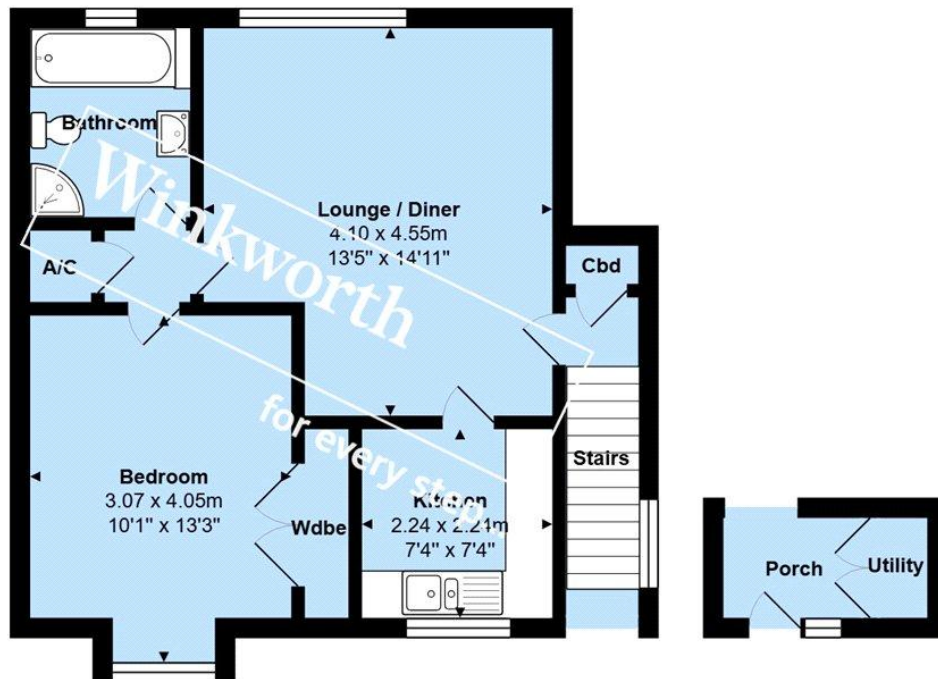
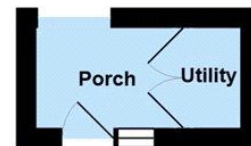
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 50.3 m² ... 542 ft²
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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