



20 Holmwood

The Rise, Brockenhurst, SO42 7AF

SPENCERS
NEW FOREST





An immaculate and spacious two bedroom upper ground floor apartment with a private balcony and allocated parking provision within this exclusive development for the over 60's which has direct pedestrian access to the village high street and offers a peaceful setting within a short walk of the open forest and the mainline railway station with direct links to London (Waterloo).

The Property

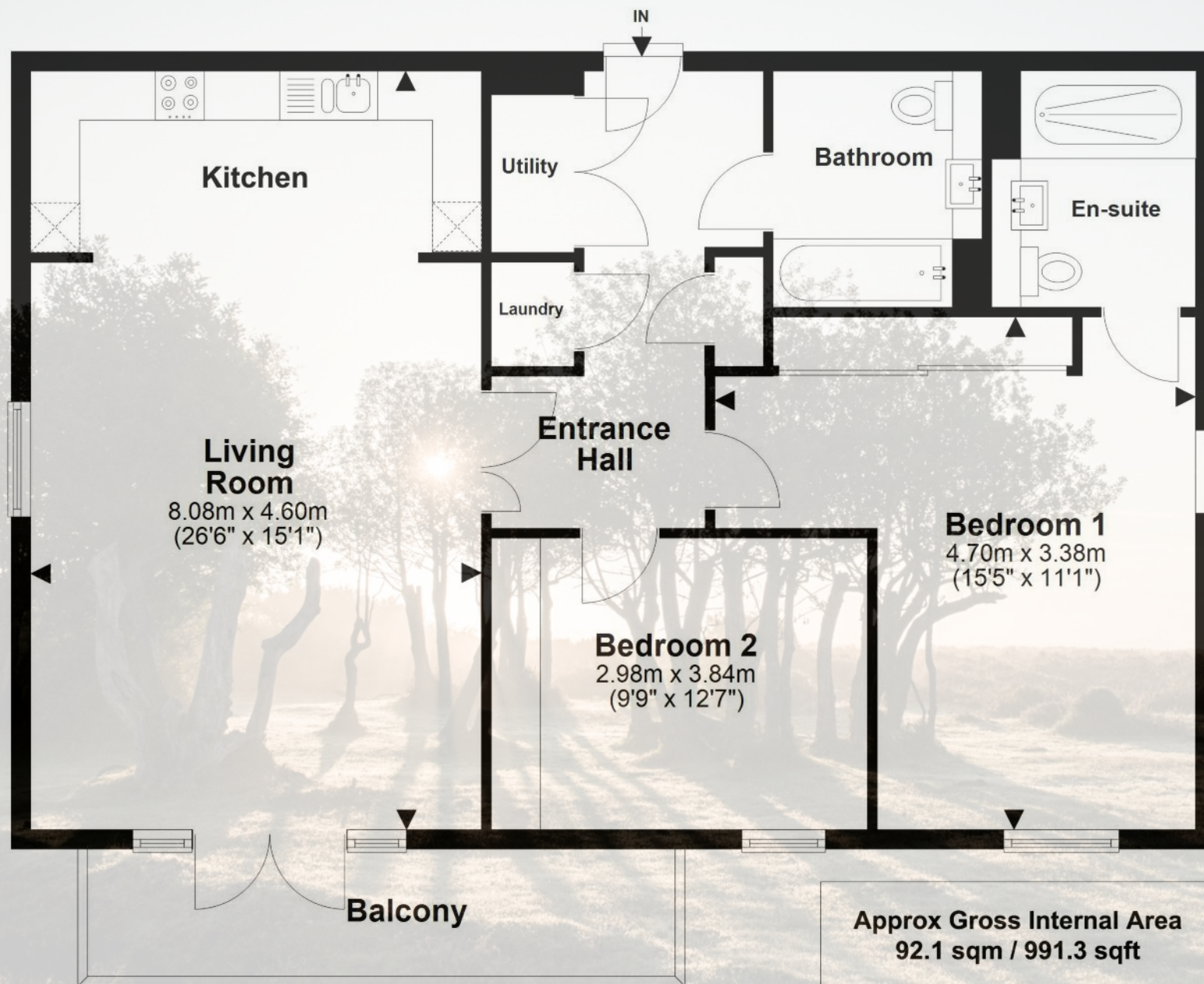
Located within the Upper Lodge of the Holmwood development on the upper ground floor level completely accessible via a sloping pavement up to the communal hallway, this light and spacious apartment benefits from allocated and visitor parking.

The entrance leads into the hallway with doors accessing all of the accommodation from here. The open plan dual aspect reception room is set at the rear of the property offering a large light and airy living room benefiting from modern engineered wood flooring with underfloor heating. The kitchen area is arranged to one side with an extensive range of modern units with coordinating splash backs and work surfaces which incorporate an induction hob, inset sink unit with further appliances including a Neff integrated oven and microwave, fridge/freezer and dishwasher and space for a large table and chairs.

The cosy living area is set to the other side of the room with french doors and glazed sized panels leading out to a lovely balcony area which is a real feature of the apartment and ideal for al fresco entertaining and dining with attractive oak balustrades and support posts.

Floor Plan

First Floor





The Property Continued...

The apartment offers two good sized bedrooms with the principal bedroom benefiting from dual aspects and a beautifully fitted en suite shower room which offers a large walk in shower with both an overhead rainwater shower head plus hand held shower. A wash hand basin and WC are built into a vanity unit. A range of full height wardrobes with sliding doors are set along one wall which offer ample storage for clothes and complete this bedroom. The second bedroom is also a double, with window to the rear elevation.

The main bathroom offers a modern suite including a bath with shower set over, WC, and wash hand basin set into vanity units.

A large airing cupboard is set off the hallway which houses a floor mounted boiler and whole home air ventilation system. A further utility cupboard offers plumbing for appliances. A further cloaks cupboard completes the apartment.



Exclusive on-site amenities include an elegant owners' lounge, kitchen and delightful communal gardens with patio, 24 hour care line at an extra cost for peace of mind and security. Guest suite for visiting family and friends to enjoy. Pets are welcome.

The dedicated onsite Lifehost not only oversees the smooth running of the development but helps support this charming community by organising social gatherings, coffee mornings and quiz nights.

£725,000



2



1



2

Owners lounge, kitchen and guest suite



Grounds & Gardens

The apartment enjoys access to a private balcony. The communal lounge and kitchen area are at the heart of this development where you can take advantage of the beautiful gardens whilst relaxing or chatting with neighbours over a cup of coffee. When the sun is shining you can open the doors onto the lovely communal terrace. Allocated parking provision.

Additional Information

Tenure: Leasehold

Lease Term: 999 years from 1st January 2019 until 31st December 3017

Lease Term Remaining: 993 years

Annual Service Charge: £7,933.46 per annum

Service Charge Period: 1st July 2025 - 30th June 2026

Annual Ground Rent: £400.00 per annum

Ground Rent Period: 1st January 2025 - 31st December 2025

Ground Rent Review Date: 1st Jan 2034

Council Tax Band: E

Energy Performance Rating: B Current: 84 Potential: 84

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

Construction Type: Standard construction

Conservation Area: Brockenhurst

Flood Risk: Very Low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Parking: One allocated parking space and communal parking.



The Situation

Brockenhurst is nestled in the heart of the New Forest, where beyond the development you are surrounded by ancient woodland, heath land and roaming wildlife. Although set in this semi-rural setting, Brockenhurst boasts excellent road and rail networks to the rest of the country.

The train station is situated approximately 0.5 miles away via an easy flat walk. You will also find a quaint high street with a variety of shops, cafes and pubs a short distance from this wonderful home.

Directions

From our office in the village high street turn left and take the first right into Sway Road. After approximately 150 metres turn right into The Rise and the entrance to Holmwood is on the right hand side after a further 150 metres. There is also residents access via a secure pedestrian gate leading directly to the village high street from the Holmwood development.

Important Notice

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 for 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 fittings, 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.



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

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