



**Flat 6 Morant Court**

*21 Herbert Road, New Milton, BH25 6BX*

**SPENCERS**  
COASTAL









*A bright and spacious two-bedroom top floor apartment ideally located just a short walk from New Milton Town Centre*

## The Property

The generous living/dining room features sliding doors that open onto a westerly-facing balcony, perfect for enjoying the afternoon and evening sunshine.

The kitchen is well-equipped with a wide range of under-counter and eye-level storage units, a fitted electric oven with gas hob, and space for a freestanding fridge/freezer and washing machine. A large window fills the space with natural light, creating a bright and practical cooking area.

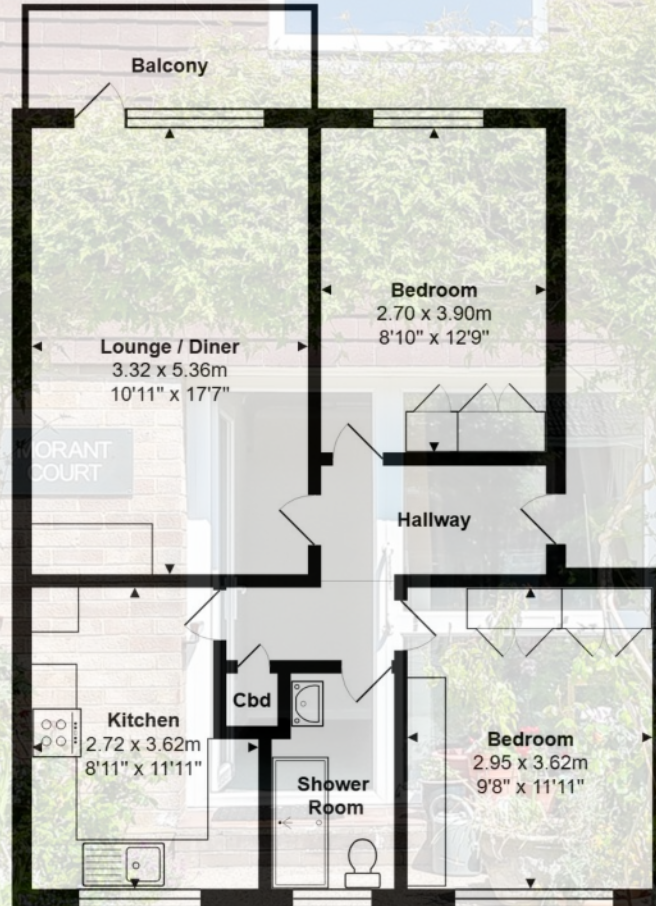
Additional storage is available via the loft, which is accessed by a fitted loft ladder for convenience.

**Offers Over £220,000**





## FLOOR PLAN



Total Area: 61.2 m<sup>2</sup> ... 658 ft<sup>2</sup> (excluding balcony)

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 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.





*This well-presented home offers a private garage in a separate block, a sunny terrace, and access to beautifully maintained communal gardens*

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## The Property Continued . . .

There are two well-proportioned double bedrooms, each featuring large, fitted wardrobes and views over the communal gardens.

The modern family shower room includes a spacious walk-in shower, WC, and wash hand basin, all finished to a high standard.



## Property Video

Point your camera at the QR code below to view our professionally produced video.







## Outside

The communal gardens at Morant Court are carefully maintained by the residents, with recently re-surfaced resin walkways lending a clean and contemporary appearance. The rear garden features two rotary washing lines and a seating area, ideal for relaxing during warmer months.

A single garage with an up-and-over door is located in a nearby block accessed from Osborne Road. Ample resident and guest parking completes this desirable development.

## The Situation

New Milton sits in 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.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.







## Additional Information

Energy Performance Rating: C Current: 69 Potential: 74

Council Tax Band: C

Tenure: Share of Freehold

Maintenance Charge: £890

Lease Length: 999 years from June 1971

All mains services connected

Broadband: ADSL Copper-based phone landline/FFTC - Fibre-optic cable to the cabinet

Mobile Coverage: No known issues, please contact your provider for further clarity

## Points Of Interest

New Milton Town Centre	0.1 Miles
New Milton Train Station	0.2 Miles
The Arnewood Practice	0.3 Miles
Tesco Superstore	0.7 Miles
Ashley Centre	0.8 Miles
Barton on Sea Clifftop	1.9 Miles
New Forest National Park	2.2 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	11.1 Miles
London - 1 hour 45 mins by train	110 Miles





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

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