



**5 Latchmoor Court**

*Brookley Road, Brockenhurst, SO42 7PY*



**SPENCERS**





## 5 LATCHMOOR COURT BROOKLEY ROAD • BROCKENHURST

*A particularly well-presented ground floor apartment having been the subject of a full refurbishment and now offered for sale with the benefit of a refitted shower room, new carpets and having been fully redecorated. Further benefits include electric heating, double glazed windows, patio door to an outside seating area and parking.*

*The property forms part of a highly regarded gated courtyard development for the over 55's set within easy walking distance of the village amenities and mainline train station.*

£249,950



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## The Property

The main entrance into the development, with security code entry system, leads to all communal areas including a guest lounge which is used by the residents and has the benefit of a kitchen area and French doors leading out to well tended attractive gardens to the front.

The communal hallway from here leads round to the right where the apartment is situated at the far end on the right hand side.

A useful secondary entrance from the parking area also means the property can be conveniently accessed from a closer point if preferred.

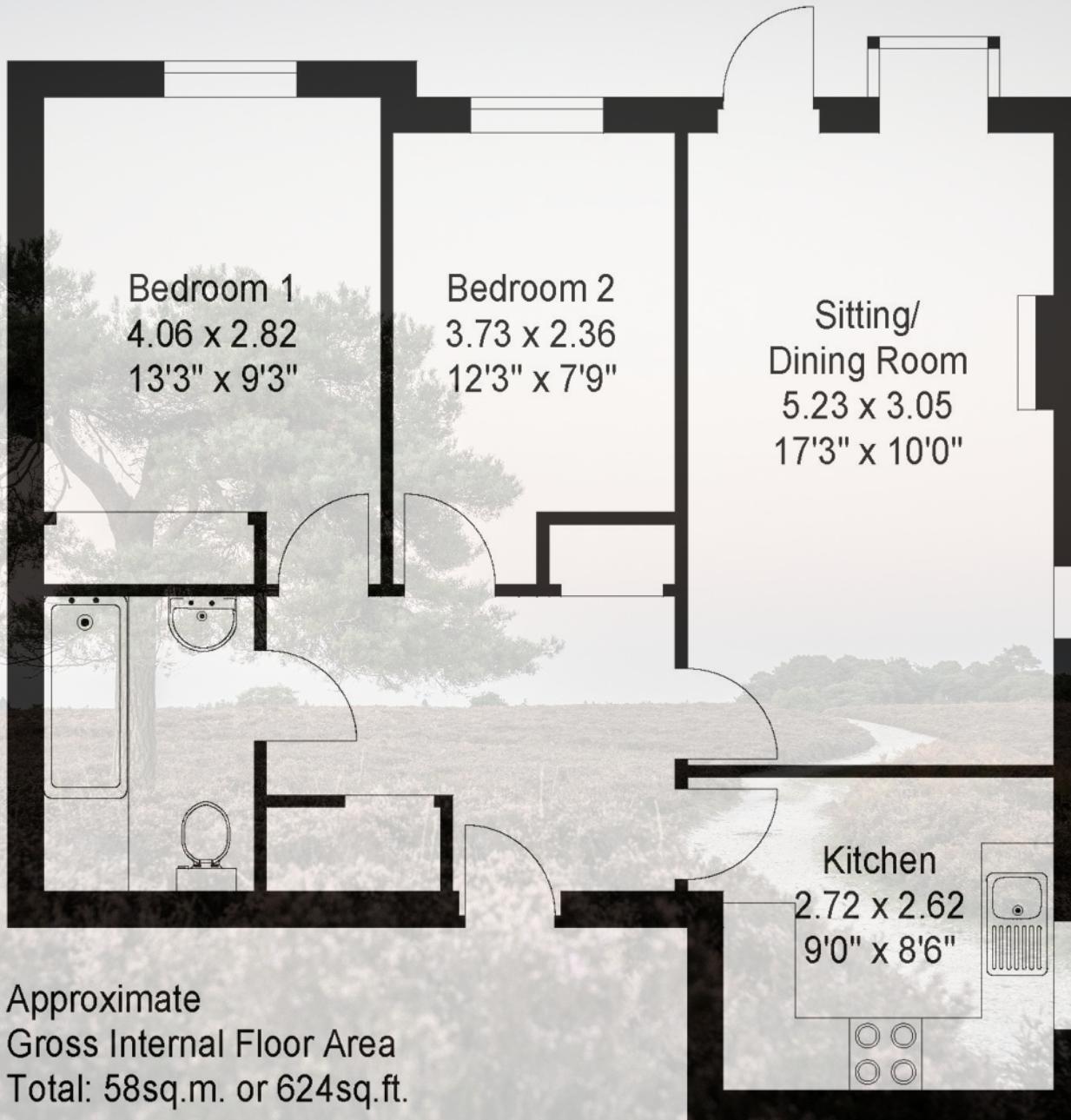
The private entrance then leads into the apartment and a generous hallway (with intercom system and careline) provides access to all of the accommodation. A large airing cupboard is set off the hall which incorporates the hot water tank and useful storage.

The principal living accommodation comprises a good size sitting/dining room with dual aspect windows and patio door accessing an outside seating area and allowing for ample natural light. A further benefit is a feature electric fireplace as a focal point.

The kitchen benefits from a window to the side elevation and offers a range of wood grain units with complimentary work surfaces and built-in appliances including an induction hob with concealed extractor above, single electric oven set at high level, spaces for a fridge/freezer and a washing machine and sink unit with drainer and mixer tap.

The double bedroom incorporates a large full height mirrored wardrobe and a double glazed UPVC window to the rear. Bedroom Two features a wall mounted heater and window to the rear elevation. A recently refurbished tiled shower room completes the layout, comprising a modern double walk-in shower cubicle, inset wash hand basin set within a vanity unit with storage, WC and upright ladder style towel rail.





Approximate  
Gross Internal Floor Area  
Total: 58sq.m. or 624sq.ft.

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NOT TO SCALE



## Grounds & Gardens

The development is accessed via large electric gates which open onto a parking area and the beautifully maintained communal grounds that surround the development.

The main area of garden is laid to lawn with planted borders, a feature pergola and seating area with brick wall and wrought iron rail boundaries. There is an outside seating area at the rear of the apartment accessed via a patio door.

## Additional Information

Tenure: Leasehold

Term: 125 years from 1<sup>st</sup> September 2005

Lease Term Remaining: 105 years

Ground Rent: £375.00 per annum

Service Charge: £4,598.60 per annum

Council Tax Band: C

Energy Performance Rating: C Current: 72 Potential: 80

Services: Mains electric, water and drainage

Flood Risk: Very low

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

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

Parking: Communal. No allocated space.

Guest Suite: Available by prior arrangement and subject to a nominal charge

**NB.** All of the properties within the development benefit from a resident's lounge, as well as a House Manager and ensuite bedroom to book for any visitors.



## Directions

From our office in Brookley Road turn left and proceed along to the end of the road turning right just before the main junction and in front of the Cycle Experience shop into the Latchmoor Court gated courtyard.

## The Situation

The property is situated in the heart of Brockenhurst, a vibrant tourist village within the New Forest National Park. The property benefits from being within easy walking distance of the extensive village amenities, including many shops, cafes and restaurants. Also within a short walk are local bus services and the mainline railway station with regular direct services to Lymington, Bournemouth, Southampton and London.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

## 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 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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