



**6 Silver Ferns**

*Brookley Road, Brockenhurst, SO42 7PQ*

**SPENCERS**  
NEW FOREST





*A stunning, purpose built two bedroom ground floor apartment forming part of a this select development set in the heart of Brockenhurst village.*

*The apartment itself is set in a separate detached property with just one adjoining apartment to the first floor and built to a high specification by well regarded builders Pennyfarthing homes circa 2007 and further benefits from a private westerly facing patio terrace, as well as allocated parking.*

## The Property

The development has been built in a traditional style and offers an elegant façade of brick, render and tile hung elevations under a tile hung roof. The apartment enjoys an easterly aspect to the front and offers well-proportioned accommodation throughout.

A private entrance door is set at the side of the property which links both Grigg Lane at the front and access to the parking and garden to the rear.

Entrance Hallway – Two large built in storage cupboards, access to all rooms

**£385,000**



FLOOR PLAN



Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



## The Property Continued...

Kitchen/Living Room – Fitted with a range of modern wall and base units with coordinating worksurfaces, integrated appliances include a single undercounter oven, ceramic hob, fridge/freezer and integrated washing machine. Gas boiler set within a fitted wall unit.

Bedroom 1 – Dual aspect double room with windows overlooking the front and side of the property.

Bedroom 2 – Double room with aspect to the front enjoying an easterly aspect.

Family bathroom – Fitted with a modern suite comprising a panelled bath with shower attachment over, wash basin and WC, obscured window.



## Grounds & Gardens

Adjoining the rear of the apartment and accessed via double French doors from the sitting room is a pretty sun deck terrace and gravel path leading round to the far side of the property providing for useful utility storage if required. The outside space is flanked by lapwood fencing with a pedestrian gate providing direct access to the rear and parking area.

Allocated Parking for one car set to the rear of the property which is accessed from Brookley Road.

The property further benefits from an outside storage cupboard set to the side of the entrance and further communal bike and bin storage facility to the rear.



## Directions

From our office in Brockenhurst turn left and proceed along Brookley Road and turn left into Grigg Lane. A gated pedestrian path on the left leads to the side entrance door which is numbered.

## Services

Tenure: Leasehold (99 years from 2007 with 84 years remaining), pets by prior agreement only, no holiday or short term rentals but standard assured tenancy permitted we understand.

Freeholder: Synergy

Maintenance Company: Aster and Sullivan Lawford

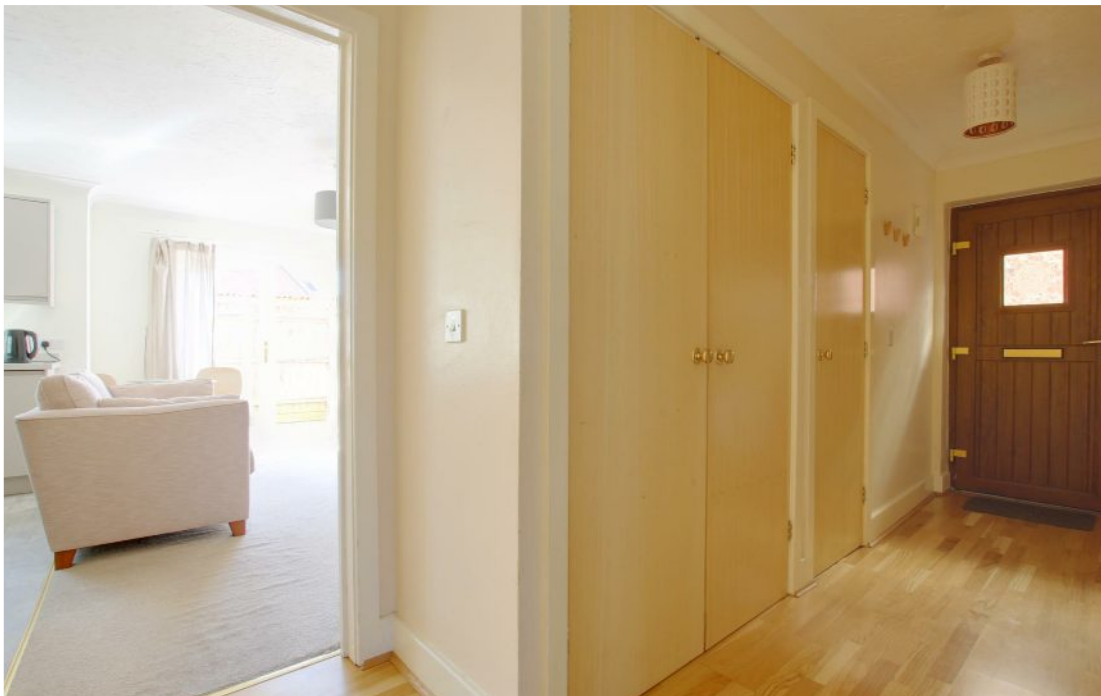
Services: All mains services connected

Ground Rent: Nil

Maintenance Charges: £853.21 per annum

Council Tax Band: C

Energy Performance Rating: C Current: 76 Potential: 77



## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest 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.



## Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office.

In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.





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

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