



14 Latchmoor Court

Brookley Road, Brockenhurst, SO42 7PY

SPENCERS
NEW FOREST



A unique opportunity to purchase a light and airy first floor apartment forming part of an exclusive gated courtyard development for the over 55s, constructed by acclaimed builders Pennyfarthing Homes.

The Property

- Light and airy first floor two bedroom apartment
- Communal lift and stairs lead from the ground floor up to the first floor apartment
- Entrance hall with Coat storage and airing cupboard
- Sitting Room with dual aspect and double doors opening into the kitchen
- Kitchen is fitted with a range of modern wall and base units and integrate oven. Space and plumbing for a washing machine and dishwasher
- Principal bedroom with built-in double mirrored wardrobes
- Bedroom two with storage cupboard
- Modern family shower room with large walk in shower
- Well maintained communal grounds and gardens
- Electric heaters
- Two-way house manager call system (excluding video entry)
- Residents lounge making a welcoming meeting point
- A guest suite is also available for use by friend or relatives at a nominal charge
- Available with no onward chain

£199,950





Grounds & Gardens

The development is accessed via 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. Double patio doors lead from the resident's lounge onto a paved terrace.

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 by the Cycle Experience shop into Latchmoor Court gated courtyard.

Services

Tenure: Leasehold

Term 125 years from 1st September 2005

Ground rent charge: £400.00 per annum

Maintenance charge: £1,641.02 per six months

Services: Mains water, electricity and drainage

Energy Performance Rating: C Current: 77 Potential: 87

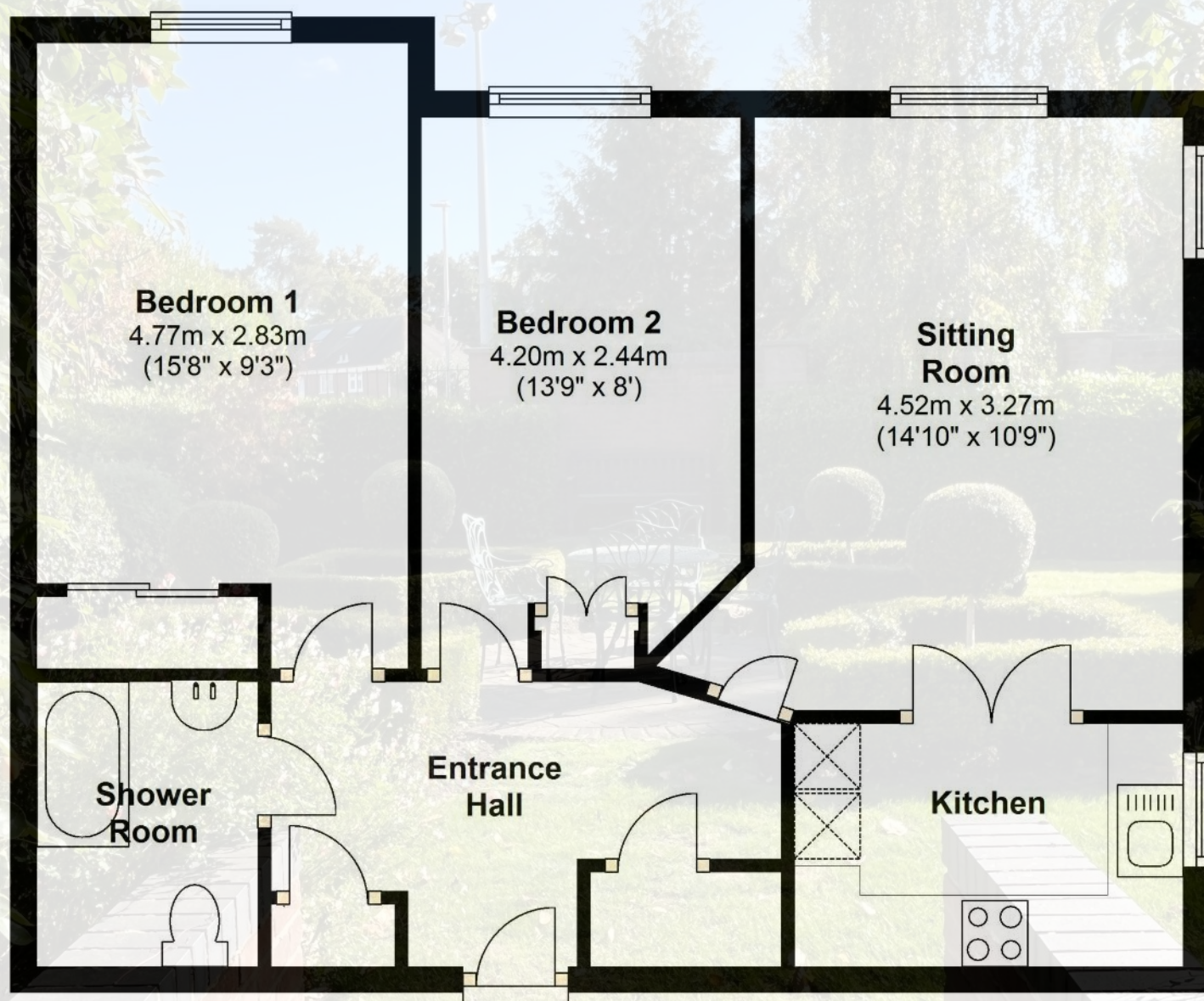
Council Tax Band: C

Viewing

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

First Floor

Approx. 55.2 sq. metres (594.7 sq. feet)





The Local 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.

Important Information

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 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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