



7 Latchmoor Court

Brookley Road, Brockenhurst, SO42 7PY

SPENCERS
NEW FOREST





7 LATCHMOOR COURT

BROOKLEY ROAD • BROCKENHURST

A unique opportunity to purchase a one-bedroom ground floor apartment forming part of an exclusive gated courtyard development for over 55's.

The property is within a level walk of local amenities and further benefits from allocated parking and lovely communal gardens.

£195,000



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The Property

A ground floor entrance hall with security code entry system leads to the front entrance of the apartment. A useful rear entrance also means the property can be conveniently accessed directly from the parking area. The entrance hallway of the apartment features an airing cupboard and an intercom entry system.

The principal living accommodation comprises a good size sitting/dining room with feature wall mounted electric fire and a double glazed UPVC casement door with side panels opening onto a delightful small terrace and garden area.

The kitchen has been recently fitted with a range of modern wall and base units with contrasting work surfaces, concealed under lighting and built-in appliances including a built-in Bosch grill and microwave oven, four ring ceramic hob with concealed extractor above and a fridge/freezer with pull out racked larder unit to the side. Set within the units is a wine rack and plumbing for a washer dryer.

The double bedroom incorporates a double wardrobe and a double glazed UPVC window overlooking the grounds.

A superb shower room completes the layout, comprising a large modern walk-in shower cubicle with useful tiled shelf, fixed head and flexible hose showers, inset wash hand basin with drawers under, low level WC and an upright ladder style chromium towel rail.



Ground Floor

Approx. 41.6 sq. metres (447.4 sq. feet)

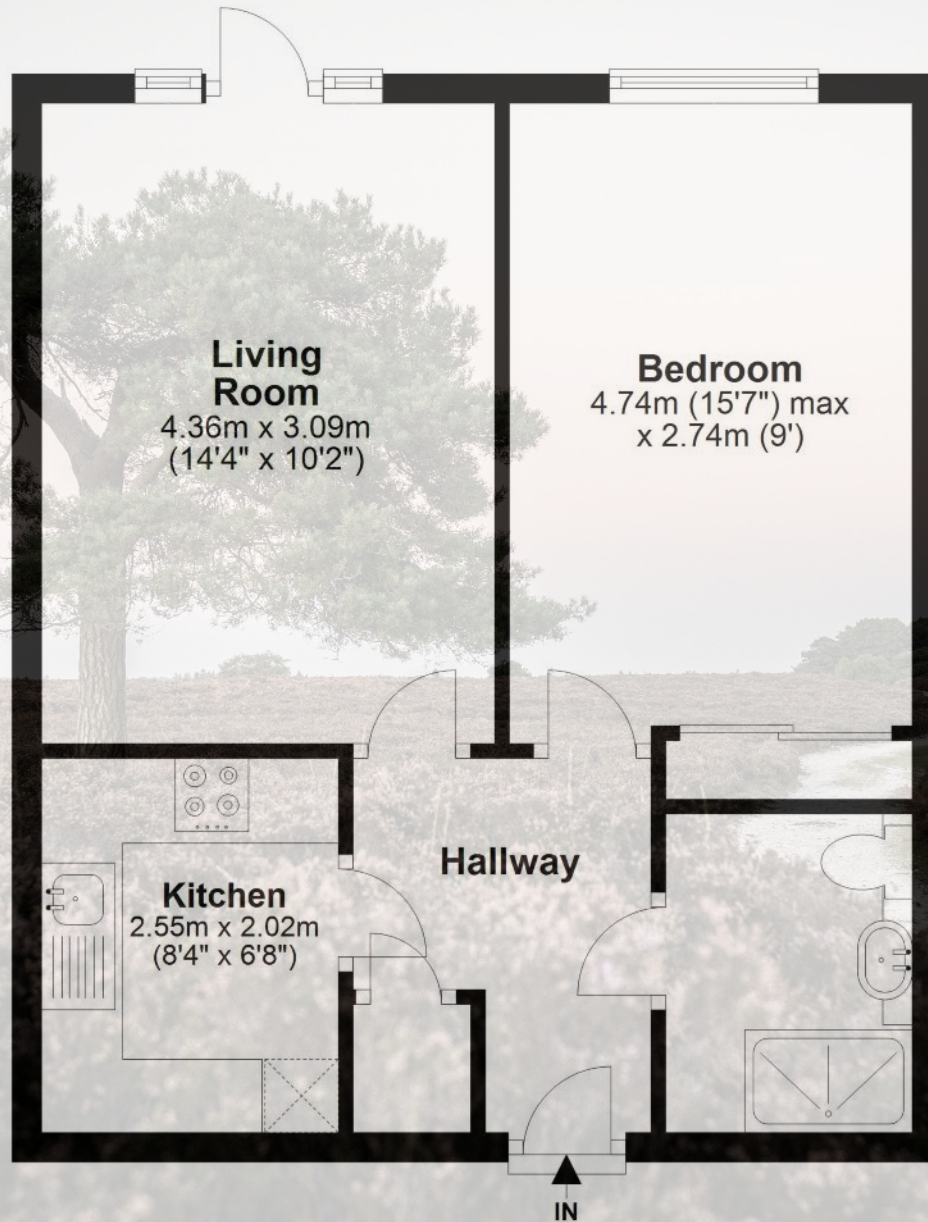


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



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.

The property also benefits from the use of a small courtyard garden which is accessed directly from doors to the rear, with double doors leading 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 in front of the Cycle Experience shop into the Latchmoor Court gated courtyard.

Additional Information

All mains services connected

Tenure: Leasehold

Term 125 years from 1st September 2005 (107 years remaining)

Ground Rent: £376.00 per annum

Maintenance Charge: £2603.86 per annum

Energy Performance Rating: C Current: 71 Potential: 84

Council Tax Band: B

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





The Situation

The property is situated in the heart of Brockenhurst Village, a popular tourist village within the New Forest National Park. The village has a busy tourist trade and offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants. There are numerous camping sites and within the local area.

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.

Points Of Interest

Brockenhurst Train Station	150 yards
Brockenhurst Sixth Form	0.4 miles
The Pig	1.1 miles
Sway Train Station	3.9 miles
Lymington Hospital	3.9 miles

Important Notice

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.



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

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