



7b Hayters Court

Grigg Lane, Brockenhurst, SO42 7PG

SPENCERS
NEW FOREST





7B HAYTERS COURT

GRIGG LANE • BROCKENHURST

An immaculate two bedroom ground floor apartment benefiting from a patio terrace and entrance which passes through pleasant grounds to allocated parking spaces.

Built by multi-award winning developer Pennyfarthing Homes, having recently undergone a full programme of refurbishment, the property is finished to exacting standards throughout and is discreetly located in the heart of Brockenhurst Village. The property will have the benefit of share of freehold and can be used for holiday letting purposes if required and pets are permissible by prior agreement.

£405,000



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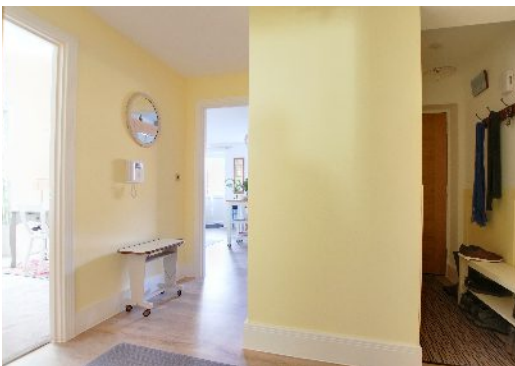


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The Property

There is a secure entrance to the front and a private entrance leading directly into the spacious living room. This open plan room is dual aspect with glazed door to the private terrace.

Offering fantastic living space the area has been well planned with the kitchen having a wide range of storage and integral appliances include the oven, four ring gas hob, microwave oven, dishwasher, washer/dryer and fridge/freezer. There is ample room for a seating and dining area and the room is flooded with natural light.

There is a central hallway where the principal bedroom with ample fitted wardrobes and the second bedroom are accessed as well as the well appointed bathroom. The facilities include a shower above the bath, WC, hand basin and heated towel rail. There are two storage cupboards and an area near the front door for storage of coats and boots.

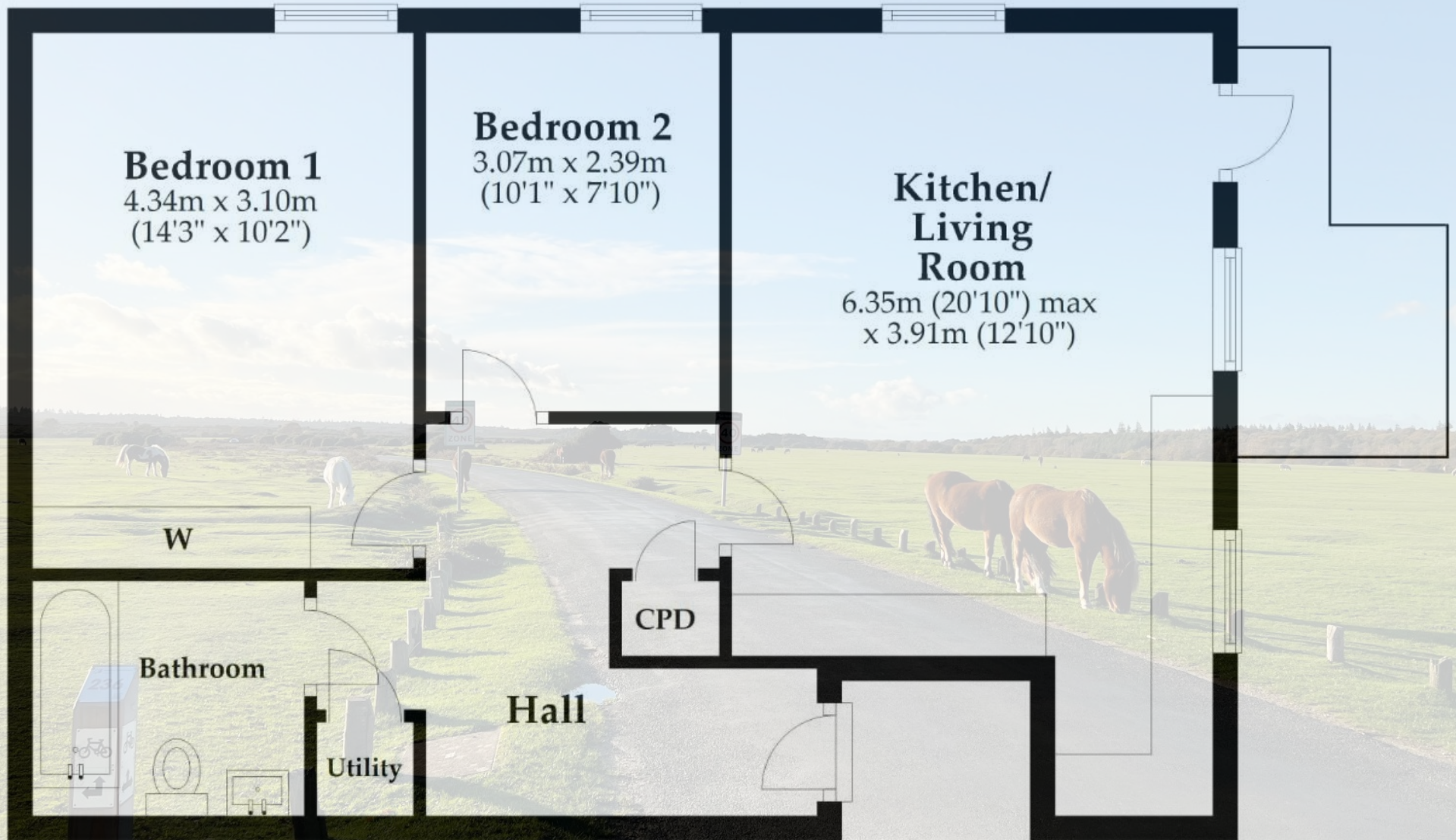
Grounds & Gardens

Tucked away in the corner of an exclusive development the apartment is unusual as it has its own private entrance which is accessed by passing through a lovely planted area where a pathway leads to a terrace and the glazed door to the living room.

There are two allocated parking spaces and visitor parking within the development and pedestrian access directly to the village high street.

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



Directions

From our office in the centre of the village, take the first left onto Grigg lane and then the first left into Hayters Court where there is resident and visitor parking provision. There is also pedestrian access leading directly to the village centre on Brookley Road by using a short pathway to a pedestrian gate.

Additional Information

All mains services connected

Energy Performance Rating: C

Council tax band: C

Tenure: Share of freehold due to be assigned

Term: 997 years remaining

Service charge: Approximately £2,132.00 per annum

NB: Holiday letting permissible and pets by prior agreement

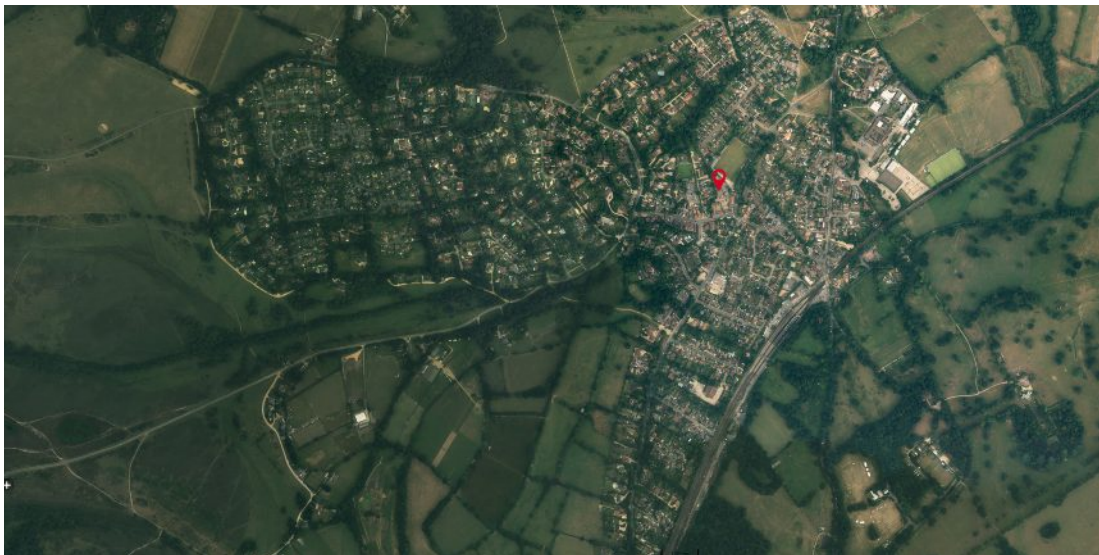




Situation

The property is in an enviable position being discreetly tucked away within yards of the centre of Brockenhurst Village where there is a good selection of boutique shops, everyday stores, cafes and restaurants. The mainline railway station has direct links to Southampton Central, Winchester and London Waterloo (90 minutes). Brockenhurst also 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.

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 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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