



6 Latchmoor Court

Brookley Road, Brockenhurst, SO42 7PY

SPENCERS
NEW FOREST





6 LATCHMOOR COURT

BROOKLEY ROAD • BROCKENHURST

A particularly well-presented ground floor apartment having been the subject of a full refurbishment by an interior designer in recent years and now offered for sale with the benefit of a refitted kitchen, shower room and extensive built in media storage. Further benefits include laminate flooring, electric heating, double glazed windows and parking.

The property is available furnished if required, subject to separate negotiation and a rental may be considered as a short term option.

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

£195,000



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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 a large splay bay window with built in window seating which overlooks the front aspect allowing for ample natural light. Further benefits are extensive well designed built in storage to one wall providing shelving and storage along with a feature electric fireplace as a focal point.

The kitchen benefits from a window with side aspects and offers a range of modern cream with 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, fridge/freezer, larder unit, slimline dishwasher and sink unit with water softener unit.

The double bedroom incorporates a large full height wardrobe and a double glazed UPVC window overlooking the grounds. A superb tiled shower room completes the layout, comprising a modern double walk-in shower cubicle with recessed tiled shelf, fixed head and flexible shower attachment, inset wash hand basin set within a vanity unit with storage and WC and upright ladder style towel rail.



Floor Plan

Approximate Gross Internal Area:
41.6 sqm / 447.8 sqft

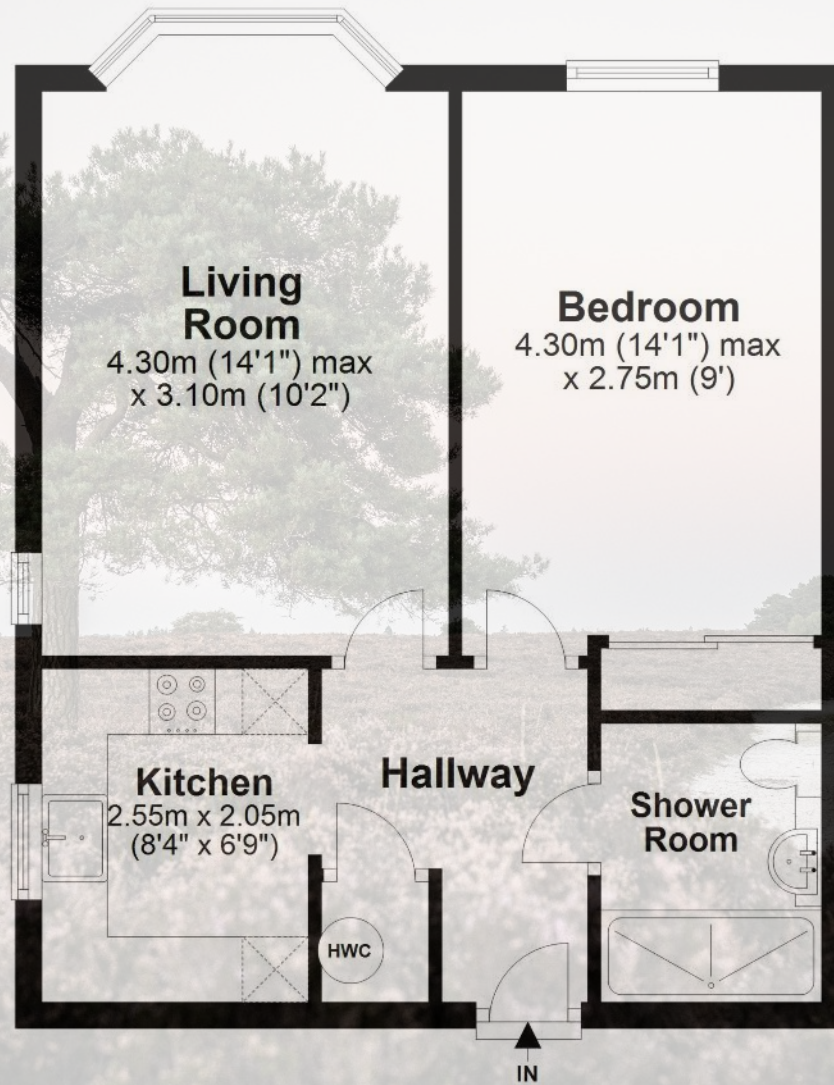


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



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.

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)

We understand that the charges are in the region of £376.00 per annum for the ground rent and £2603.86 per annum maintenance charge.

Council Tax Band: B

Energy Performance Rating: C Current: 72 Potential: 84

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.





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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com