



7 Holmwood

The Rise, Brockenhurst, SO42 7

SPENCERS
NEW FOREST





7 HOLMWOOD

THE RISE • BROCKENHURST • NEW FOREST

An immaculate and spacious one bedroom ground floor apartment with a private covered patio and allocated parking provision within this exclusive development for the over 60's which has direct pedestrian access to the village high street and offers a peaceful setting within a short walk of the open forest and the mainline railway station with direct links to London (Waterloo).

£460,000



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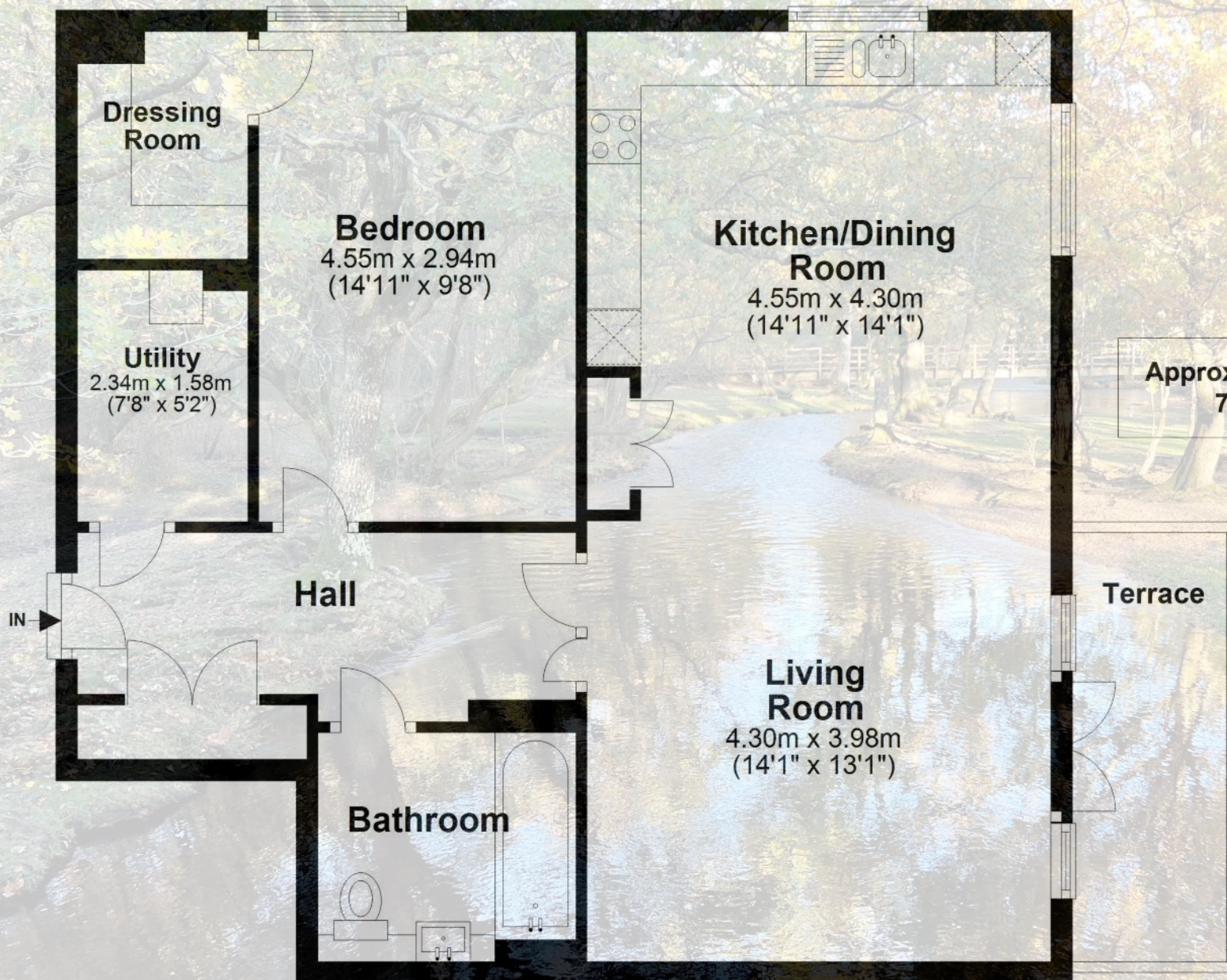


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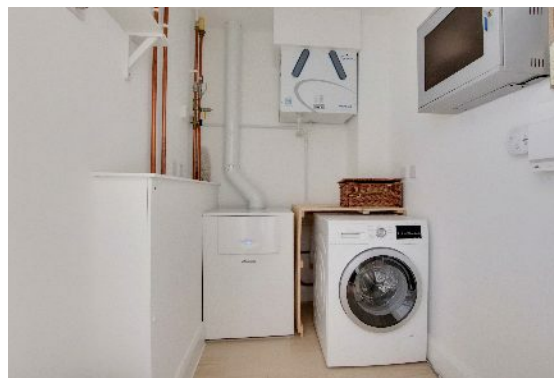
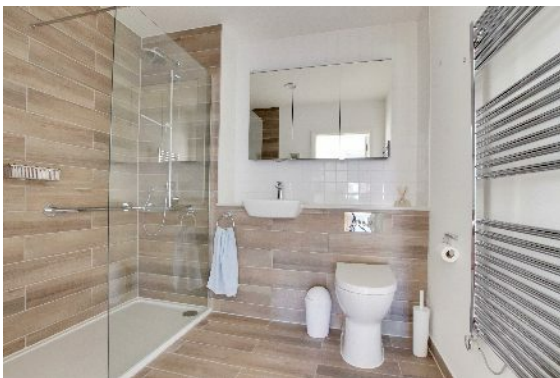




Floor Plan



Approx Gross Internal Area:
73 sqm / 786 sqft



The Property

Located within the Upper Lodge of the Holmwood development on the ground floor level and accessed via a front door within the pleasant communal hallway or via the triple glazed door from the private patio, this light and spacious apartment benefits from allocated and visitor parking. The large living room with full height storage cupboard is open plan to the shaker style kitchen which is fitted with a comprehensive range of storage units and includes a range of integrated appliances such as fridge/freezer, Fisher & Paykel “draw” dishwasher, Neff fan oven, microwave, electric hob and extractor unit.

The main double bedroom has a pleasant outlook and a huge “walk-in” wardrobe. The spacious shower room is finished to a high standard with a semi recessed sink in a solid stone worktop. There is a large mirrored cabinet, anti slip flooring and fully tiled walls.

Further benefits include under floor heating throughout and generous amounts of storage including a utility room in the hallway housing the washer/dryer, Worcester boiler and “nuair” filtration system.

Exclusive on-site amenities include an elegant owners’ lounge, kitchen and delightful communal gardens with patio. 24 hour careline for peace of mind and security. Guest suite for visiting family and friends to enjoy. Pets are welcome.

The dedicated onsite Lifehost not only oversees the smooth running of the development but helps support this charming community by organising social gatherings, coffee mornings and quiz nights.



Grounds & Gardens

The apartment enjoys access to a private covered patio. The communal lounge and kitchen area are at the heart of this development where you can take advantage of the beautiful gardens whilst relaxing or chatting with neighbours over a cup of coffee. When the sun is shining you can open the doors onto the lovely communal terrace. Allocated parking provision.

Directions

From our office in the village high street turn left and take the first right into Sway Road. After approximately 150 metres turn right into The Rise and the entrance to Holwood is on the right hand side after a further 150 metres. There is also residents access via a secure pedestrian gate leading directly to the village high street from the Holmwood development.

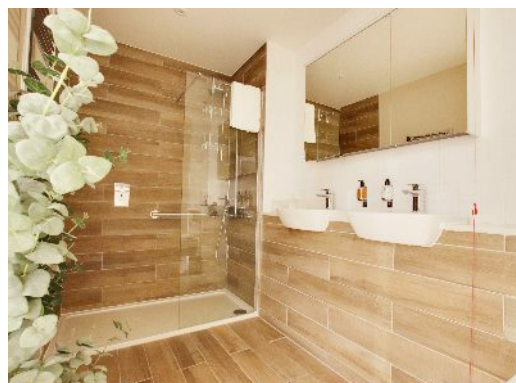
Additional Information

Term of lease 999 years from 1st January 2019 with 996 years remaining

Service Charge: Circa £3,882 pa.

Ground Rent: £300.00 pa

Council Tax: Band E



Owners lounge, kitchen and guest suite



The Situation

Brockenhurst is nestled in the heart of the New Forest, where beyond the development you are surrounded by ancient woodland, heath land and roaming wildlife. Although set in this semi-rural setting, Brockenhurst boasts excellent road and rail networks to the rest of the country. The train station is situated approximately 0.5 miles away via an easy flat walk. You will also find a quaint high street with a variety of shops, cafes and pubs a short distance from this wonderful home.

Points of Interest

Brockenhurst Primary School	0.2 Miles
Brockenhurst Mainline Railway Station	0.5 Miles
Brockenhurst Tertiary College	0.6 Miles
Balmer Lawn Hotel	1.0 Miles
The Pig Restaurant	1.5 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