



**Flat 6 Duplock House**

*Fernhill Lane, New Milton, BH25 5JJ*



**SPENCERS**



*A two-bedroom first-floor apartment, ideally positioned within easy walking distance of New Milton train station and the High Street.*

## The Property

Accessed via a secure communal entrance, a straight staircase rises to the first floor where the apartment is located. The front door opens into a welcoming entrance hall with space for coats and shoes, as well as a practical storage cupboard. A further door leads to the inner hallway, which provides access to all principal rooms.

The living room is a spacious and well-proportioned area, benefitting from a Juliet balcony that fills the room with natural light. A door from the entrance hallway leads into the kitchen, which is fitted with a range of wall and base units complemented by wraparound work surfaces and a low breakfast bar area. Integrated appliances include an oven and hob with extractor above, and the sink is set beneath a window.

The inner hallway leads to the main bedroom, a generous double room with a rear-facing window overlooking the parking area.

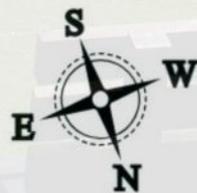
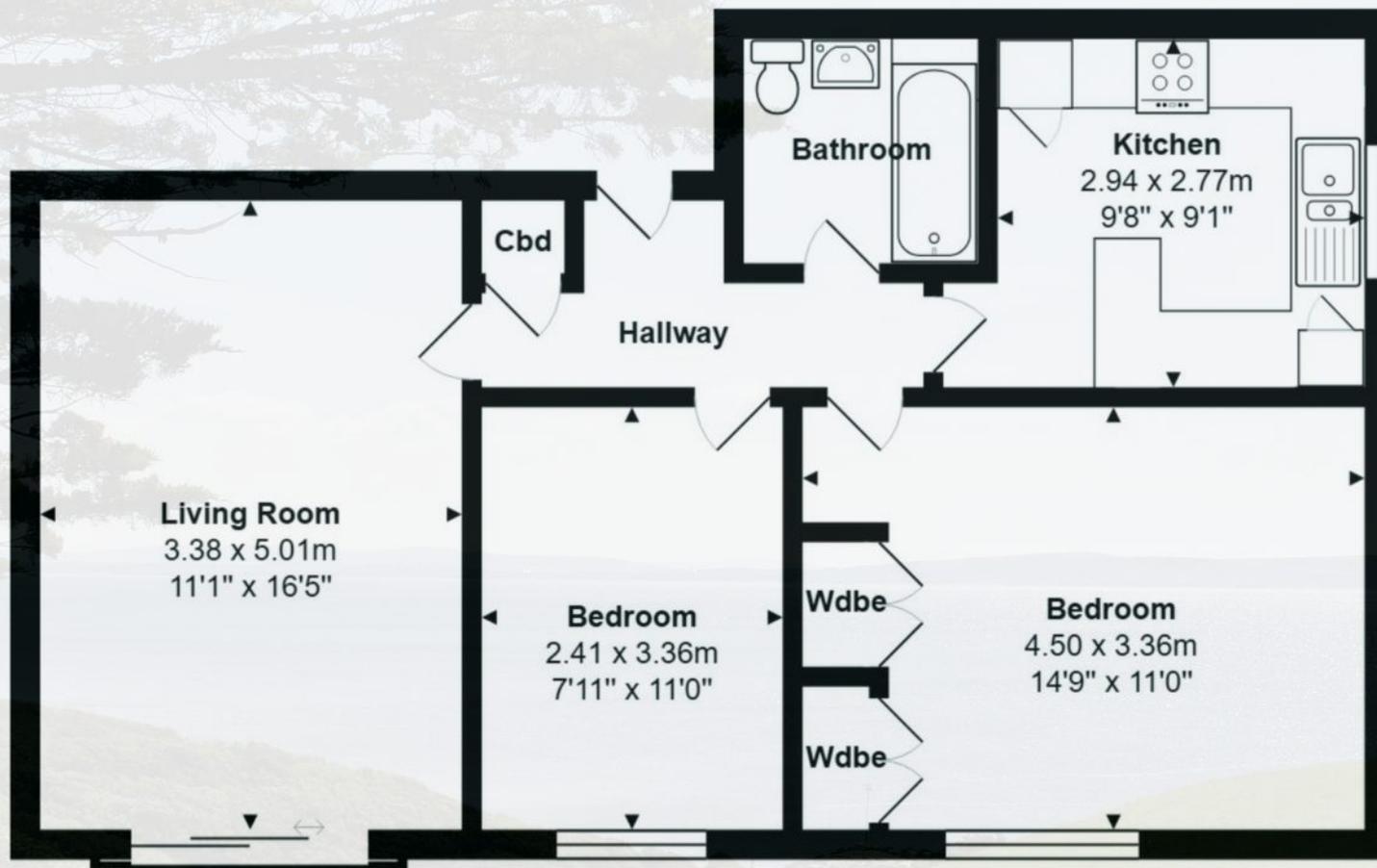
Bedroom two is another well-sized double room, also enjoying a window. The family bathroom is fitted with a panelled bath, WC, wash hand basin, and extractor fan. There is also an additional storage cupboard located off the hallway.

## Agents Note

The property title is currently in the process of being updated at HM Land Registry following the vendors purchase.

**£225,000**





Total Area: 59.6 m<sup>2</sup> ... 641 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Additional Information

Tenure: Leasehold

Lease Term: 125 years from 25 December 2003

Lease Term Remaining: 102 years

Ground Rent: Peppercorn

Service Charge: £1,500.00 per annum

Council Tax Band: C

Energy Performance Rating: C Current: 80 Potential: 81

Services: All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).  
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





## Grounds & Gardens

To the rear of the property, a covered carport provides one allocated parking space for the apartment.

## The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south with less than a 10 minute drive to the beach.

New Milton also benefits from a great railway station with direct lines to London. There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study program.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark. Eating out experiences range from gastropubs to fine dining.



## Important Notice

Spencers Property 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.

## Barton on Sea Cliff Top View



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

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