



25 Latchmoor Court

Brookley Road, Brockenhurst, SO42 7PY

SPENCERS
NEW FOREST





25 LATCHMOOR COURT

BROOKLEY ROAD • BROCKENHURST

A light and spacious three bedroom mid-townhouse with private garden, parking and within an attractive gated development conveniently situated within walking distance of the village amenities and the mainline railway station.

Designed for the over 55's with stunning communal gardens.

£435,000



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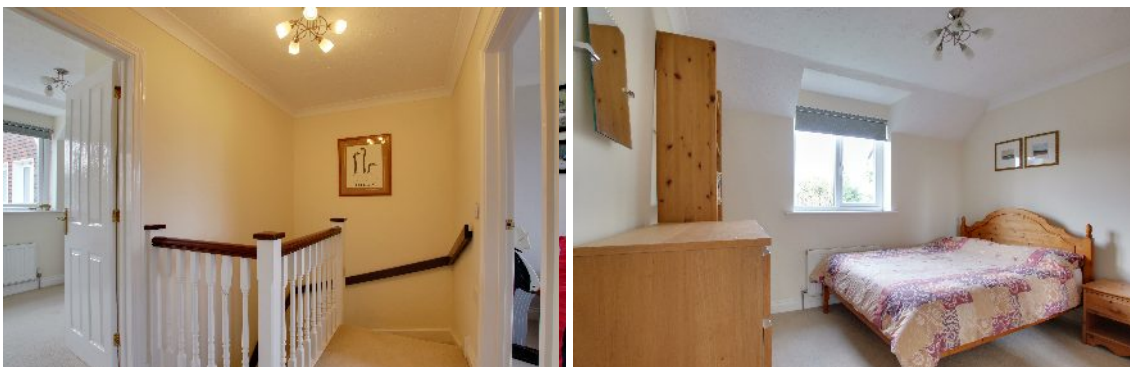


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The Property

A bright and generous hallway has a double storage cupboard and cloakroom and a glazed door leads to the kitchen, which is positioned to the front of the house. Comprehensively fitted with light wood units, space for an upright fridge freezer and enjoying a range of integral appliances to include fan assisted oven with hob and extractor unit over, dishwasher as well as plumbing for a washing machine. The wall mounted boiler for the central heating and domestic hot water is positioned to one corner.

Glazed double doors lead from the hall into the main reception room. A very spacious room with further door to the sunny garden as well as a window to the rear aspect. There is a large storage cupboard and ample space for both dining furniture and a pleasant sitting area.

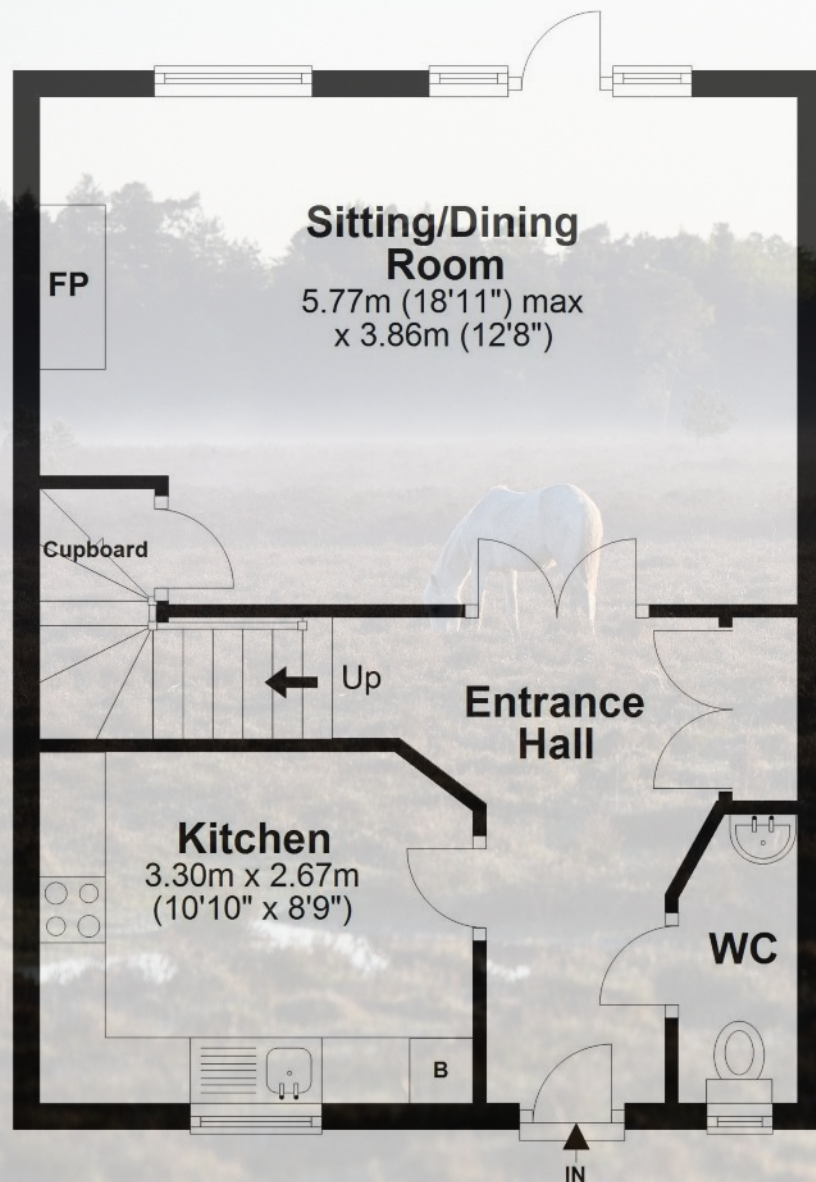
Stairs rise to the first floor landing from the hall where there is access from the landing to the loft storage space and to the principal bedroom suite which has fitted wardrobe and two windows to the front aspect as well as an en suite shower room. There are two further bedrooms served by the family bathroom fitted with a bath and shower over, wc, basin and heated towel rail.



Floor Plan

Total Approx Gross Area: 87.7 sqm / 944.0 sqft

Ground Floor



First Floor

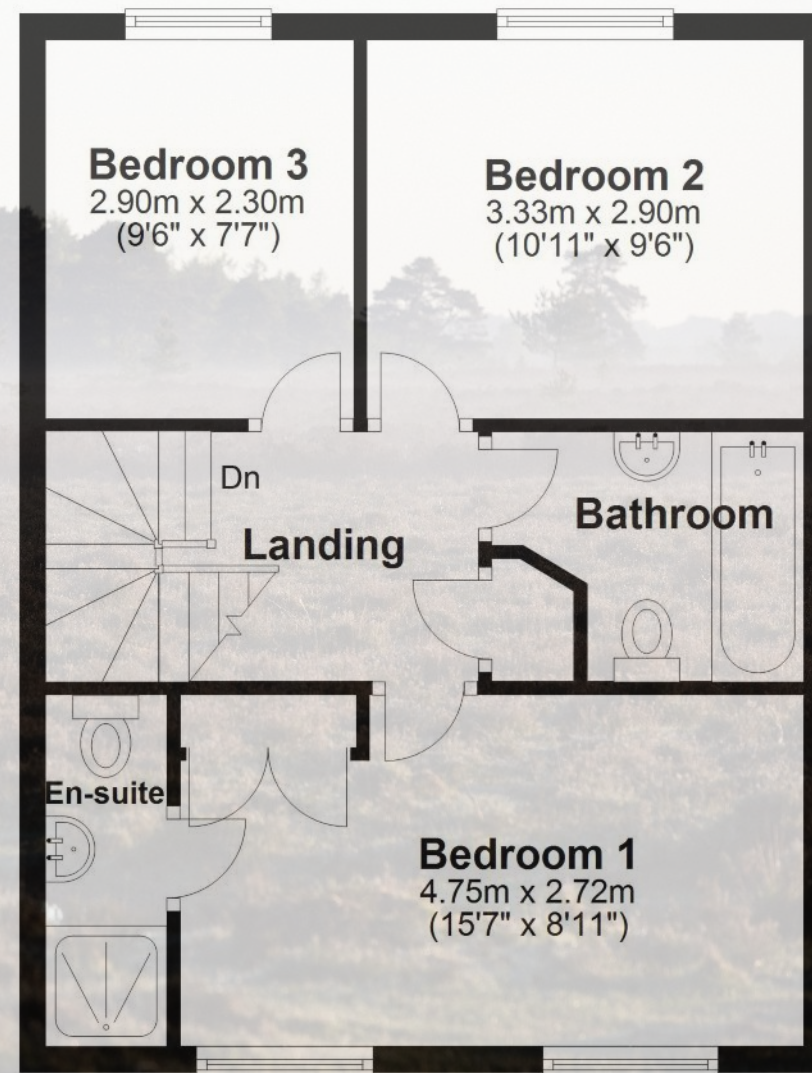


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Grounds and Gardens

Paved pathway leads to the front door. The rear garden is sunny and laid out for ease of maintenance with paved patio, artificial lawn and well stocked raised rear boundary. There is a storage shed and greenhouse. Allocated parking space. A communal lounge in the main building leads out to the beautiful tended communal gardens with a pergola and a fine example of a mature wisteria.

The development is accessed via large electric gates which open onto a parking area and the beautifully maintained communal grounds. 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. Double patio doors lead 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

Tenure: Leasehold

Ground rent charge: £400.00 per annum

Service charge: £4,098.75 per annum

Services: Mains water, electricity and drainage

Term: 125 years from 1st September 2005





Situation

The property is situated in the heart of Brockenhurst Village, which offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 5 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	0.1 miles
Careys Manor	0.2 miles
Brockenhurst Sixth Form	0.3 miles
Brockenhurst Golf Club	0.7 miles
The Pig	1.7 miles
Sway Train Station	2.9 miles
Limewood Hotel	3.3 miles
Lymington Hospital	3.6 miles
Walhampton (Private School)	3.9 miles
New Forest Golf Club	4.0 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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