



**15 Latchmoor Court**

*Brookley Road, Brockenhurst, SO42 7PY*

**SPENCERS**  
NEW FOREST





*A unique opportunity to purchase a one bedroom first floor apartment forming part of an exclusive gated courtyard development for the over 55's, with the benefit of a lift and parking.*

## The Property

From the parking area, a shared entrance with a security code entry system leads to the corridors, lift and stairs. A panelled entrance door on the first floor opens into the entrance hall with an airing cupboard housing the hot water cylinder and fitted immersion tank. There is also a wall mounted Smart Call care line box. The double aspect sitting room is very light, having two windows to the front aspect and one to the side, enjoying easterly views across the courtyard and adjacent character village houses. A separate house phone allows contact between the apartments, the House Manager and provides guest entry into the building. From the hallway, a half glazed door leads to the kitchen which is fitted with a range of modern wall and base units with roll top work surfaces and built-in appliances including a Bosch oven and a ceramic hob with extractor hood above. There is a single drainer sink unit below the side aspect window and space and plumbing for an under counter fridge and washer/dryer. The double bedroom has a front aspect window with elevated easterly views and mirror fronted doors to the fitted double wardrobe. The property is completed by a good size bathroom comprising a large shower cubicle with folding glazed screen, vanity unit with wash hand basin and a low level W.C.

## Outside

Latchmoor Court is conveniently located in a gated courtyard development, within a level walk to the centre of Brockenhurst, a popular village within the New Forest National Park. Brockenhurst offers a good local community of shops and restaurants, as well as a mainline railway station serving London Waterloo in 90 minutes. 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 low rise brick wall and wrought iron rail boundaries.

Latchmoor Court provides a useful communal living room which benefits from a fitted kitchen area and french doors lead out to the pretty gardens. Further benefits include an ensuite bedroom available at a nominal charge for any guests wishing to stay.

**£175,000**







*The property is within a level walk of local amenities, mainline train station and further benefits from parking and lovely communal gardens.*

## The Situation

The development is situated close to the heart of Brockenhurst Village, which offers a nearby 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 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.

## 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

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**Guest Suite:** Available by prior arrangement and subject to a nominal charge.

**Lease:** 150 years from 01/09/2005 approx.

**Ground rent:** £325 per annum.

**Maintenance fee:** £1,823.14 per annum.

**NB.** A House Manager is available onsite most mornings.

## Services

Energy Efficiency Rating: C Current: 77 Potential: 86

All mains services are connected to the property

Tenure: Leasehold

## Viewing

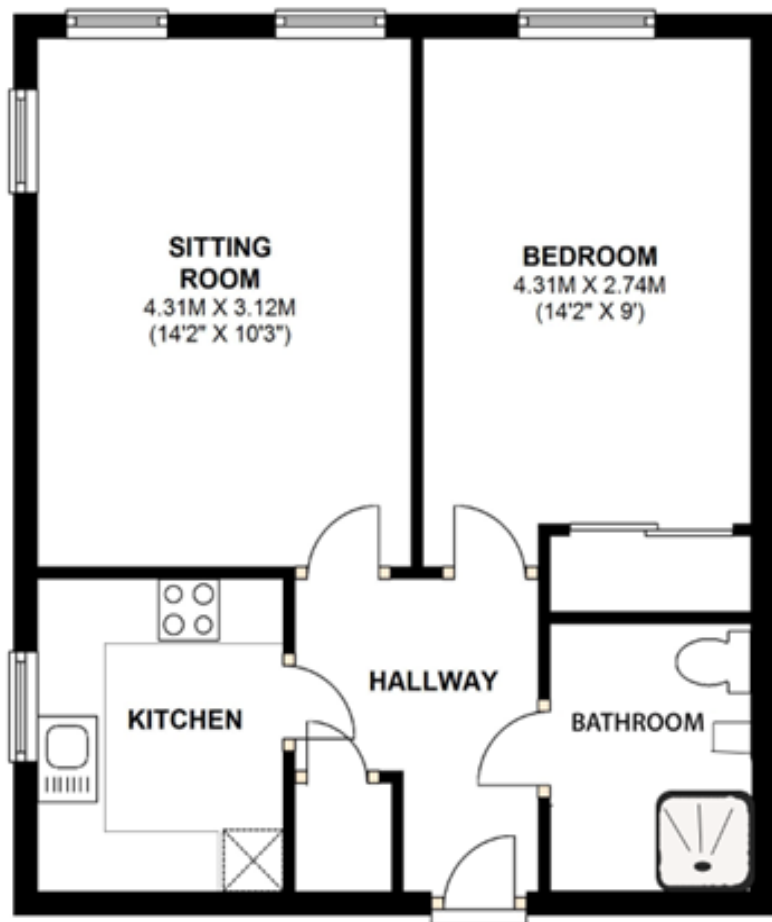
By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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.



## FIRST FLOOR

APPROX. 39.5 SQ. METRES (425.7 SQ. FEET)



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

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