

Camden Hurst
Milford-on-Sea
Hampshire





Milford-on-Sea

This unique village by the sea with stunning views of the Isle of Wight, the Needles, Swanage and Hengistbury Head has a shopping centre around the village green and retains its old world charm. It lies on the southern edge of the New Forest, west of Southampton and a dozen miles east of Bournemouth enjoying acclaimed best weather on the south coast. A main line railway station is located three miles away at New Milton whilst the Georgian market town of Lymington is only four miles to the east.

Camden Hurst is a friendly place to live, with an active social side which holds numerous events throughout the year centred around the Swimming Pool and Club Room.



Living at Camden Hurst

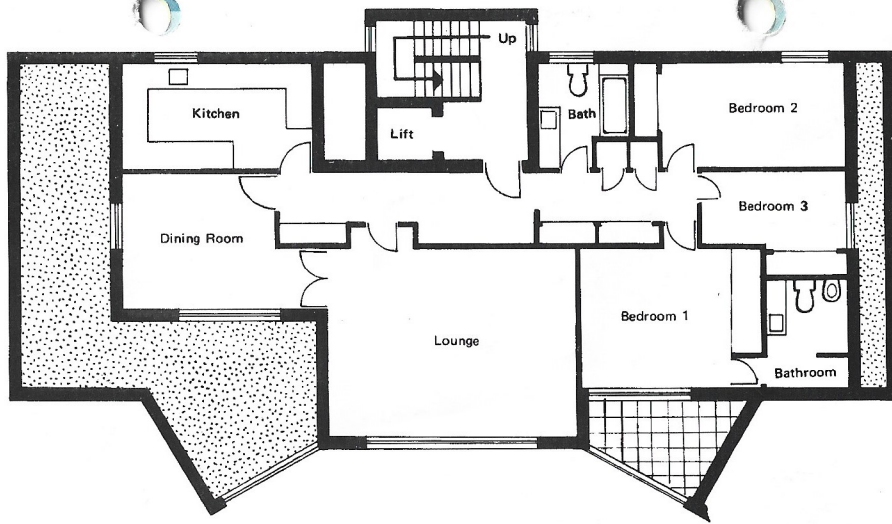
Milford-on-Sea



Situated on the clifftop close to the village, Camden Hurst consists of 90 apartments and penthouses set in well kept communal grounds bounded by the old walls of an hotel which had previously occupied the site.



All apartments, other than those on the ground floor, enjoy sea views, balconies and lift access.

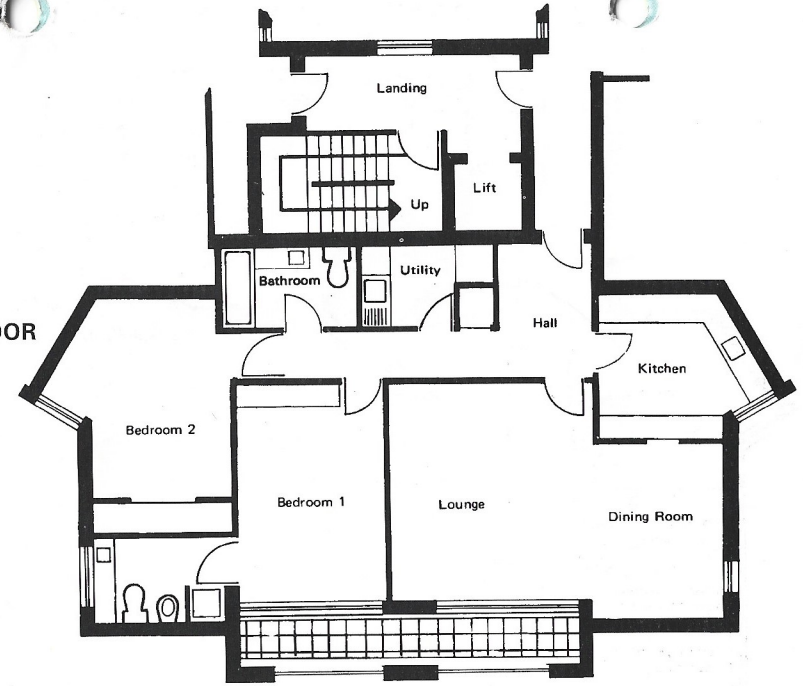


FLAT TYPE A – UPPER FLOOR

Lounge 14' 9" x 13' 8"
 Dining 11' 10" x 8' 9"
 Kitchen 11' 9" x 10' 2"
 Bedroom 1 14' 9" x 10' 0"
 (incl. wardrobes)
 Bedroom 2 16' 0" x 12' 9" (overall)
 (incl. wardrobes)
 16' 0" x 9' 4" (minimum)
 (incl. wardrobes)

FLAT TYPE A – GROUND FLOOR

Lounge 19' 2" x 13' 8"
 Bedroom 1 19' 2" x 10' 0"
 (incl. wardrobes)

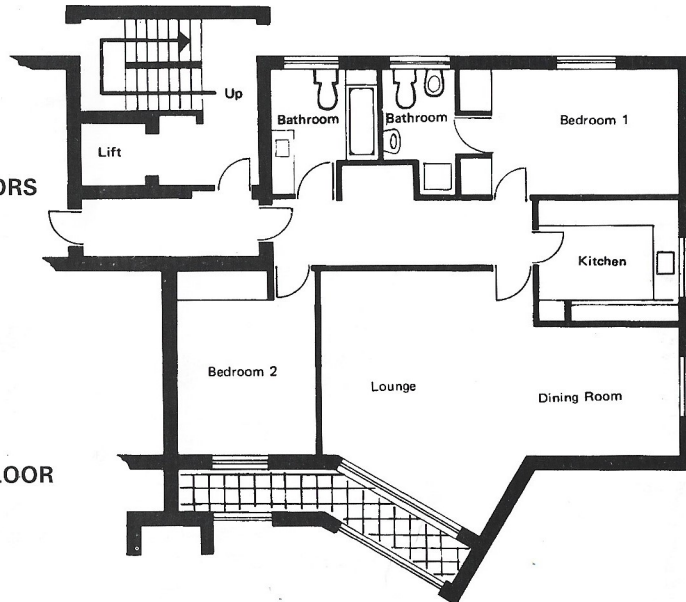


FLAT TYPE B – UPPER FLOORS

Lounge 18' 9" x 14' 10" (overall)
 13' 0" x 14' 10" (minimum)
 Dining 10' 3" x 9' 2"
 Kitchen 9' 11" x 8' 10"
 Bedroom 1 15' 3" x 8' 9"
 (incl. wardrobes)
 Bedroom 2 13' 0" x 9' 9"
 (incl. wardrobes)

FLAT TYPE B – GROUND FLOOR

Lounge 22' 0" x 14' 10" (overall)
 17' 0" x 14' 10" (minimum)
 Bedroom 2 17' 0" x 9' 9"
 (incl. wardrobes)

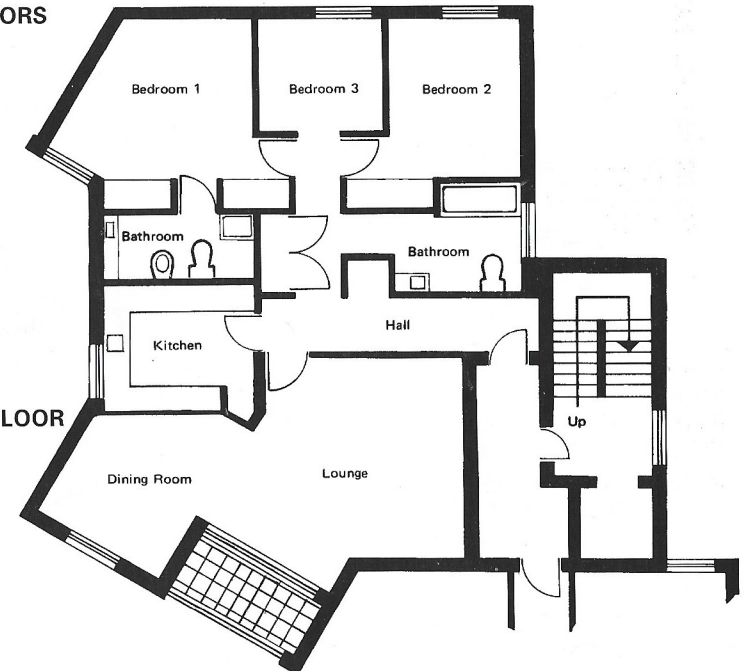


FLAT TYPE C2 – UPPER FLOORS

Lounge 16' 0" x 17' 4" (overall)
 13' 6" x 14' 0" (minimum)
 Dining 11' 9" x 10' 0" (overall)
 8' 0" x 10' 0" (minimum)
 Kitchen 10' 0" x 8' 10"
 Bedroom 1 13' 0" x 13' 9" (overall)
 (incl. wardrobes)
 13' 0" x 8' 6" (minimum)
 (incl. wardrobes)
 Bedroom 2 13' 0" x 9' 3" (overall)
 (incl. wardrobes)
 Bedroom 3 7' 9" x 8' 3"

FLAT TYPE C2 – GROUND FLOOR

Lounge 20' 0" x 17' 4" (overall)
 13' 6" x 14' 0" (minimum)



FLAT TYPE D – UPPER FLOORS

- Lounge 14' 6" x 14' 0"
- Dining 11' 0" x 9' 0"
- Kitchen 10' 8" x 9' 0"
- Bedroom 1 13' 0" x 13' 4" (overall)
(incl. wardrobes)
13' 0" x 10' 0" (minimum)
(incl. wardrobes)
- Bedroom 2 12' 4" x 10' 6" (overall)
(incl. wardrobes)
10' 3" x 10' 6" (minimum)
(excl. wardrobes)
- Bedroom 3 12' 6" x 9' 4" (overall)
(incl. wardrobes)

FLAT TYPE D – GROUND FLOOR

- Lounge 21' 9" x 14' 0" (overall)
16' 10" x 14' 0" (minimum)

FLAT TYPE C1 – UPPER FLOORS

- Lounge 16' 0" x 17' 4" (overall)
13' 6" x 14' 0" (minimum)
- Dining 11' 9" x 10' 0" (overall)
8' 0" x 10' 0" (minimum)
- Kitchen 10' 0" x 8' 10"
- Bedroom 1 13' 0" x 13' 9" (overall)
(incl. wardrobes)
13' 0" x 8' 6" (minimum)
(incl. wardrobes)
- Bedroom 2 13' 0" x 9' 3" (overall)
(incl. wardrobes)
- Bedroom 3 7' 9" x 8' 3"

FLAT TYPE C1 – GROUND FLOOR

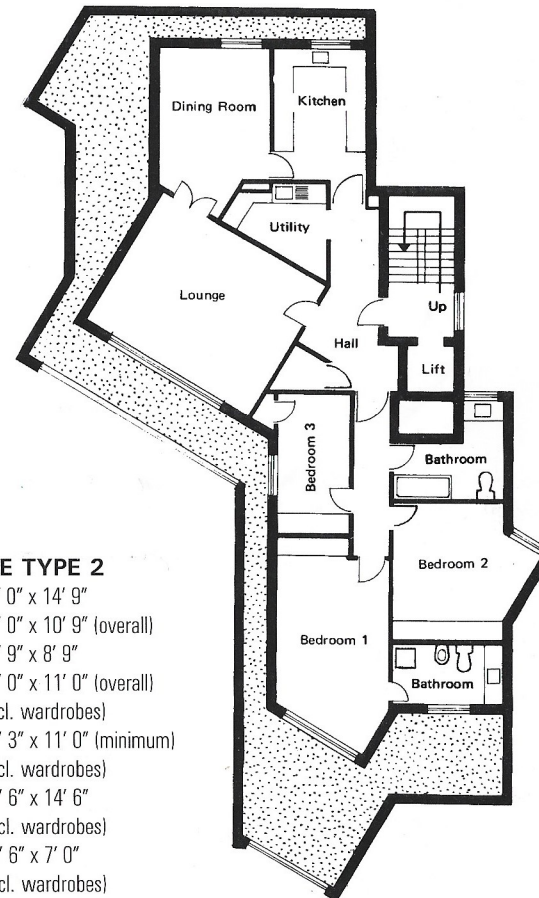
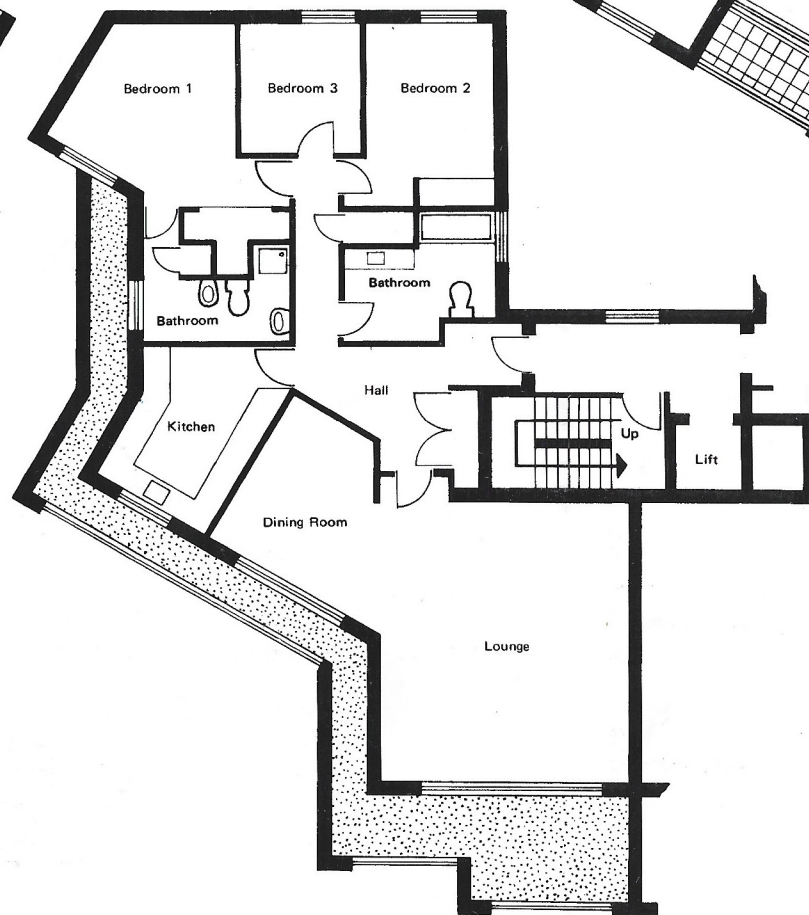
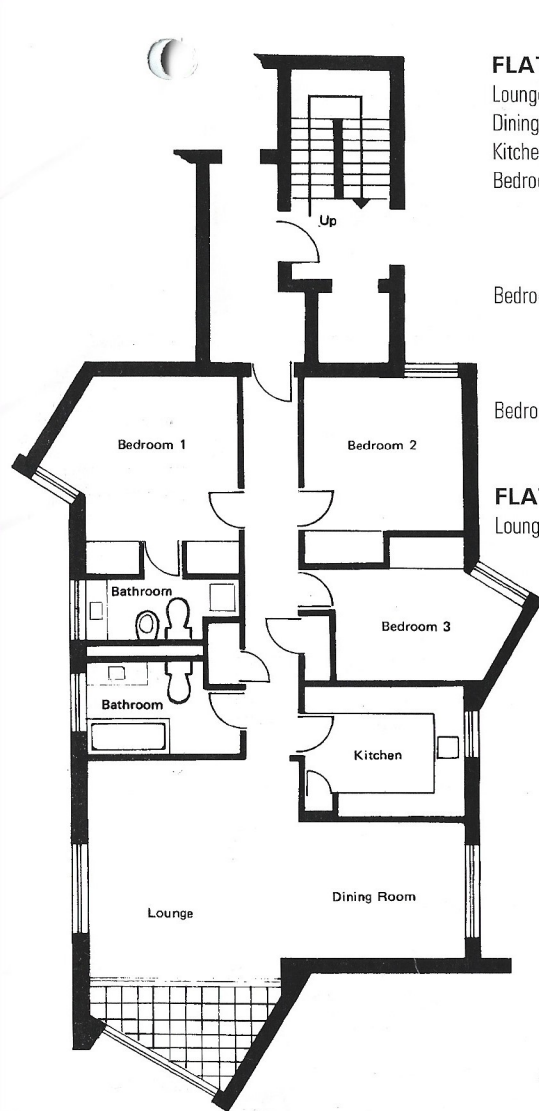
- Lounge 20' 0" x 17' 4" (overall)
13' 6" x 14' 0" (minimum)

PENTHOUSE TYPE 1

- Lounge 19' 10" x 17' 4"
- Dining 11' 9" x 13' 10" (overall)
- Kitchen 13' 6" x 8' 9"
- Bedroom 1 15' 3" x 16' 0" (overall)
(incl. wardrobes)
15' 3" x 13' 0" (minimum)
(incl. wardrobes)
- Bedroom 2 12' 10" x 8' 10"
(incl. wardrobes)
- Bedroom 3 9' 3" x 8' 4"

PENTHOUSE TYPE 2

- Lounge 18' 0" x 14' 9"
- Dining 17' 0" x 10' 9" (overall)
- Kitchen 12' 9" x 8' 9"
- Bedroom 1 21' 0" x 11' 0" (overall)
(incl. wardrobes)
16' 3" x 11' 0" (minimum)
(incl. wardrobes)
- Bedroom 2 13' 6" x 14' 6"
(incl. wardrobes)
- Bedroom 3 13' 6" x 7' 0"
(incl. wardrobes)



Camden Hurst has an Estate Office from which the leasehold management company operates with the benefit of a part-time secretary, and the service of a full-time janitor.



Of particular interest and unique to Camden Hurst, are the excellent communal facilities of a heated outdoor swimming pool, hard tennis court, all-weather bowling green, petanque pitch and games/function/club room.



No apartments complex in this area has so many facilities to offer.

Camden Hurst (Milford) Management Co. Ltd

The freehold of Camden Hurst is owned by the leaseholders who each have a share in the Freehold Company, therefore no ground rents are payable.

Holiday letting is not permitted and sub-letting is subject to Board approval.

Camden Hurst (Milford) Management Co. Ltd. administers the maintenance of the estate and sets an annual service charge based on a budget of expenditure for the next financial year to 30th June. The charge is payable in two instalments due on the 25th June and 25th December. It is a declared policy of the Board that we should endeavour to build up sufficient financial reserves to cover future long term repairs and renovations.

All directors of both companies are leaseholders, who are unpaid volunteers and operate from the Estate Office on site, which is staffed every weekday morning except Wednesday.

Areas of expenditure covered by the service charge include:

Repairs and renewals including external re-painting and internal re-decorating and carpeting of common parts

Communal electricity

Janitor

Window cleaning

Administrative costs including part-time secretary

Audit fees

Garages

Building and Company Insurances

Water and sewerage charges

Lawns and gardens

Maintenance of lifts and security systems

Maintenance of heated swimming pool, tennis court, bowling green, games room, club room etc.

Access roads, paths and lighting

