



PETTENGELLS
ESTATE AGENTS

5 Fremington Court, Herbert Road, New Milton, Hampshire, BH25 6BX
Asking Price £239,950

5 Fremington Court, Herbert Road, New Milton,
Hampshire, BH25 6BX

- Well presented apartment
- Close to amenities
- Garage
- Communal gardens
- Large living room
- Kitchen
- Bathroom
- Second WC
- Two Bedrooms
- Share of freehold





WELL PRESENTED FIRST FLOOR FLAT CLOSE TO TOWN.

We are pleased to offer this appealing two bedroom first floor apartment with garage, situated just a short walk from New Milton town/station.

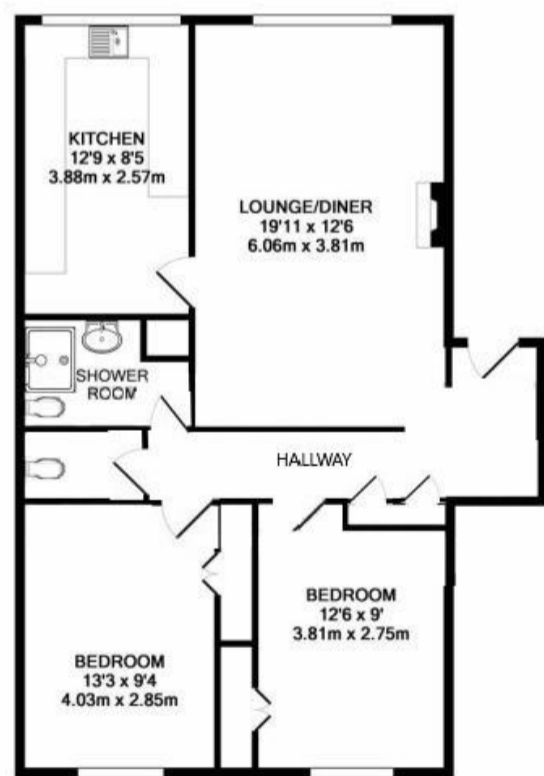
Accommodation: There is a communal entrance which leads up to this flat's front door. The entrance hall leads into the large living/dining room. Off this is the kitchen/breakfast room. There are two double bedrooms plus a bathroom and a separate/second WC.

Outside: To the front of the building is an attractive area of communal garden, as there is to the rear where there is also a garage in a block as shown by the arrow.

EPC: C, Council tax band: D, Tenure: Share of freehold, Last annual maintenance £1631

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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