



PETTENGELLS
ESTATE AGENTS

31 Aspen Place, New Milton, Hampshire, BH25 6NX
Asking Price £225,000

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- Ground floor flat close to town centre
- Garage
- Communal gardens
- Patio off living room
- Kitchen/breakfast room
- Two double bedrooms
- Bathroom
- Own front door
- Double glazed & gas central heating
- Shortcut path to town centre & bus stop





AN OPPORTUNITY TO PURCHASE A TWO BEDROOM GROUND FLOOR FLAT IN THIS VERY PLEASANT LOCATION WITHIN WALKING DISTANCE OF THE TOWN. THERE ARE APPROX 128 YEARS LEFT ON THE LEASE, FURTHER BENEFITS INCLUDE ITS OWN FRONT DOOR AND A GARAGE.

Accommodation: This flat has the benefit of its own private front door i.e. not a communal entrance, which leads into an entrance hall then a main hallway. There is then a living/dining room which leads to the patio. There is a good size kitchen/breakfast room. There are two double bedrooms with the main bedroom having a large built-in wardrobe and bedroom two a smaller one, and there is a shower room with window.

Outside: There is a garage in a block. The flat has lovely communal lawned gardens to the front and rear and within these there is a patio directly off the living room giving great accessible outdoor space.

Tenure: Leasehold 128 years remaining until 2153, no ground rent, maintenance charge TBC, Council tax band: B, approx floor area 720 sq ft. Officially no resident dogs but this does not seem to be enforced.

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



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
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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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