



PETTENGELLS
ESTATE AGENTS

Flat 9, Elm Court, Old Milton Road, New Milton, Hampshire, BH25 6DY
Asking Price £250,000

Flat 9, Elm Court, Old Milton Road, New Milton,
Hampshire, BH25 6DY

- Two double bedroom first floor apartment
- Ensuite shower room & bathroom
- Lots of storage plus built-in wardrobes to both bedrooms
- Large lounge and dining room
- Allocated parking space
- Town centre location
- Chain free sale
- Double glazed
- Electric heating
- Well appointed kitchen





A VERY SPACIOUS AND IMPRESSIVE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, SITUATED IN THE HEART OF NEW MILTON TOWN.

Accommodation: A ground floor communal entrance with entry phone intercom leads into the communal hallway and to the stairs to the first floor. Front door opens into the spacious entrance hall with entry phone receiver, with several cupboards. The large triple aspect lounge/dining room overlooks the recreation park with Dimplex night storage heaters and feature fireplace. Door into the kitchen, with built-in electric hob, oven and extractor, with space for fridge freezer, washing machine and dishwasher. There are two bedrooms, with bedroom one having a wide range of fitted wardrobes as well as an ensuite shower room and bedroom two also with a range of built-in wardrobes and view overlooking recreation park. There is also a main bathroom to compliment.

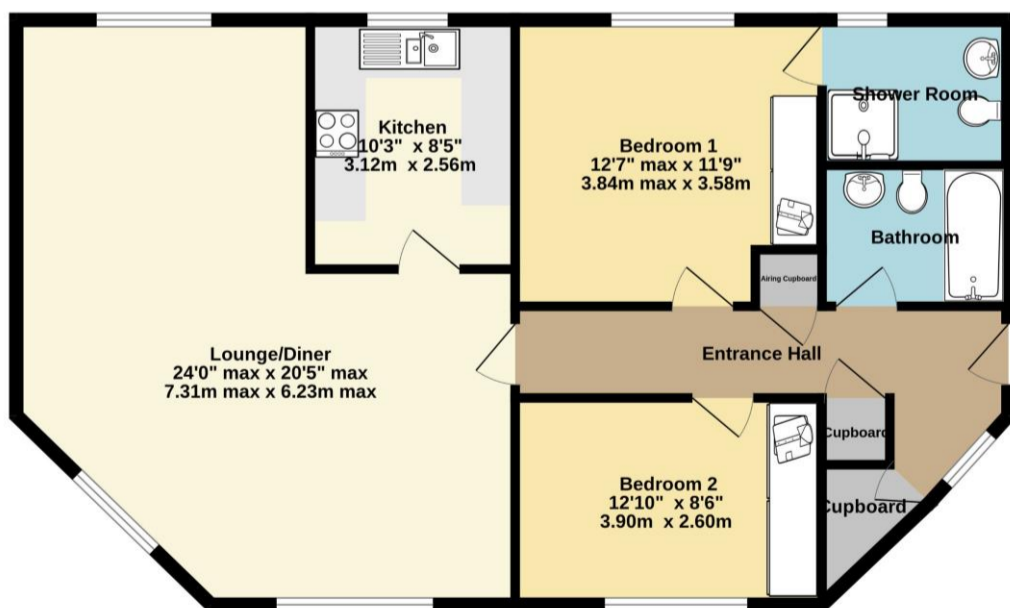
Outside: There is a parking area with an allocated parking space for flat 9.

EPC: D, Council tax band: C, Tenure: Leasehold, there are approximately 165 years remaining on the lease expiring 30/9/2190, last annual maintenance: £864.53 and ground rent £50 per annum.

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

FIRST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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