



PETTENGELLS
ESTATE AGENTS

127 Eastlands, New Milton, Hampshire, BH25 5PJ
Asking Price £182,500

127 Eastlands, New Milton, Hampshire, BH25 5PJ

- Superbly presented maisonette
- Bedroom with fitted wardrobe
- Living/dining room with lovely outlook
- Kitchen
- Private front door
- Communal gardens
- Long lease
- Electric heating
- Shower room
- Walking distance to town centre





SUPERB ONE BEDROOM MAISONETTE ON THE EDGE OF THR EVER POPULAR WOODSIDE PART OF ASHINGTON PARK, NO AGE RESTRICTION, LONG LEASE, PRIVATE FRONT DOOR, NICE OUTLOOK.

Accommodation: This apartment has the benefit of its own private front door i.e not communal entrance, which leads into a lovely bright entrance hall with storage and a staircase with adjoining feature triangular window leads to the landing where there is a further cupboard and a door to the impressive living/dining room. This has a pleasant 'leafy' outlook and the dining area opens to the kitchen. The inner hall has doors to both the bedroom with fitted wardrobe (again lovely outlook), and the shower room with window.

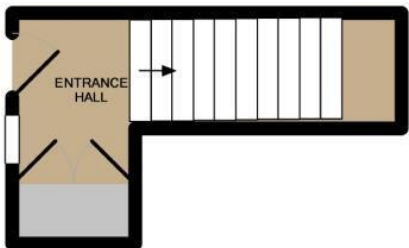
Outside: To the front of the building is a car park and each property has the right to park a car here 'first come, first served', to the rear of the building this flat can enjoy the lovely communal gardens which comprises lawn and shrub borders.

Council tax band: B, Tenure: Leasehold 158 years until 2184, last annual service charge £1065, current ground rent £125, pet normally ok.

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

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ENTRANCE FLOOR



1ST FLOOR

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. 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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