



PETTENGELLS
ESTATE AGENTS

16 Trevone, Herbert Road, New Milton, Hampshire, BH25 6BX

Asking Price £225,000

**16 Trevone, Herbert Road, New Milton,
Hampshire, BH25 6BX**

- Two Bedrooms
- Large Living/Dining Rm
- Kitchen/Breakfast Rm
- Ensuite
- Bathroom
- Garage With Power
- Good Lease Length until 2163
- Communal Gardens
- Pleasant road close to town centre/station





SPACIOUS TWO BEDROOM APARTMENT. OFFERED CHAIN FREE.

We are pleased to offer this sizeable two bedroom first floor flat with garage, extended lease and an ensuite shower room to compliment the main bathroom.

Accommodation: Main door on ground floor gives access to just this and the flat below. Staircase rises to the first floor and this flat's front door opens to the entrance hall which in turn leads to the living/dining room and a kitchen/breakfast room. There are two double bedrooms with bedroom one having an ensuite shower room and there is a family bathroom.

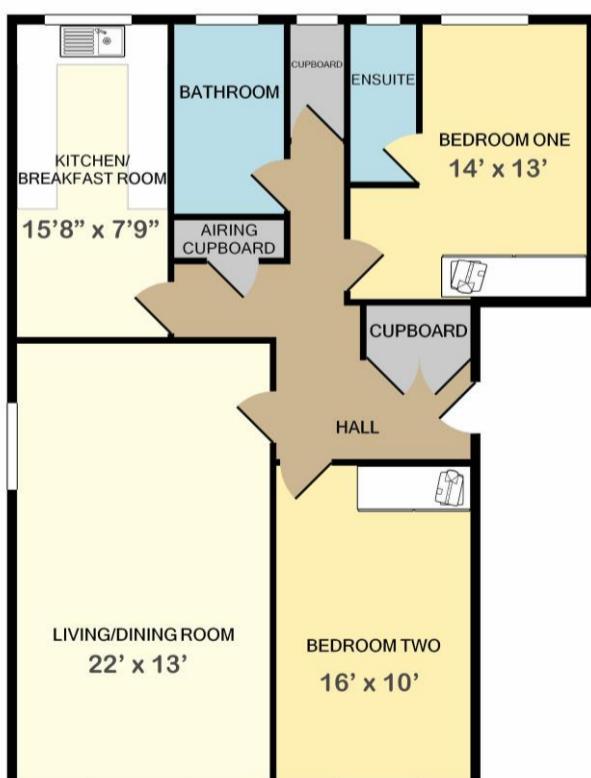
Outside: There is a garage in a block to the rear which also has light and power and there are mainly lawned gardens to the front and rear.

There are approx 137 years remaining on the lease and 2025 - 2026 most recent combined maintenance and ground rent is circa £1640 per annum.

EPC: C, COUNCIL TAX BAND: D, Approx floor area: 1022 sq ft

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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.

