



**PETTENGELLS**  
ESTATE AGENTS

5 Alvandi Gardens, Herbert Road, New Milton, Hampshire, BH25 6BX  
Asking Price £295,000

5 Alvandi Gardens, Herbert Road, New Milton,  
Hampshire, BH25 6BX

- Delightful first floor appointment
- Impressive central location
- Recently extensively modernised
- Two balconies
- Extended lease, no ground rent
- Garage
- Communal gardens
- Modern kitchen
- Two modern bathrooms
- Two reception rooms





WE ARE DELIGHTED TO OFFER THIS SPLENDID TWO-BEDROOM WEST FACING FIRST FLOOR FLAT SITUATED IN THIS CONVENIENT BUT RELATIVELY QUIET LOCATION CLOSE TO THE TOWN CENTRE. BENEFITS INCLUDING EXTENDED LEASE, GARAGE, TWIN BALCONIES, TWO MODERN BATHROOMS, TWO RECEPTION ROOMS AND A MODERN KITCHEN.

Accommodation: Communal door on the ground floor with entry phone system, leads to staircase and in turn this flat's front door opens to its entrance hall. There are two reception rooms, which is unusual for a flat to have a lounge and a separate dining room and there is the first balcony off the living room. Modern kitchen has integrated appliances comprising double oven, hob, hood and washing machine. Pleasant view to the rear. There are two bedrooms, both with fitted wardrobe and bedroom one has a modern shower room plus there is a main modern bathroom. Also modern double glazing and gas central heating.

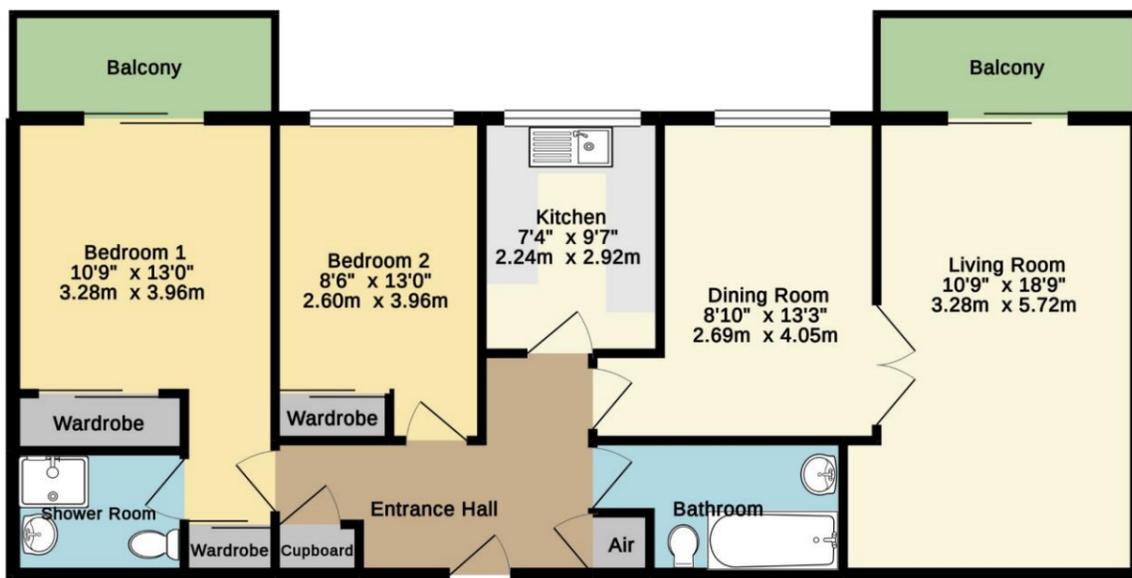
Outside: There are lovely lawned gardens to the front and rear of the building. The front enjoys the morning sun and the rear the afternoon sun and this flat has the benefit of a garage (electric door) and of course also the twin balconies system.

EPC: C, Council tax band: D, Tenure: Leasehold approx 146 years remaining, no ground rent payable, last annual maintenance was £1770.

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

**FLOOR**  
871 sq. ft. (80.9 sq. m.) approx.



TOTAL FLOOR AREA : 871 sq. ft. (80.9 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. 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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