



PETTENGELLS
ESTATE AGENTS

16 Floriston Gardens, Ashley, New Milton, Hampshire, BH25 5DL
Asking Price £122,500

16 Floriston Gardens, Ashley, New Milton,
Hampshire, BH25 5DL

- First Floor Apartment
- Over 55's
- Two bedrooms
- Living/Dining Room
- Kitchen
- 24 Hour Careline
- Communal Gardens
- Bathroom





TWO BEDROOM FLAT FOR THE OVER 55's.

We are pleased to offer this two bedroom first floor flat/maisonette, with viewing recommended.

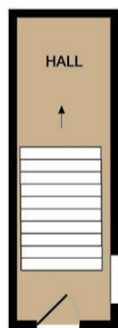
Outside: - There are communal gardens and there is a parking area - 'first come, first served'.

Total Approx Floor Area: - 592 sq ft

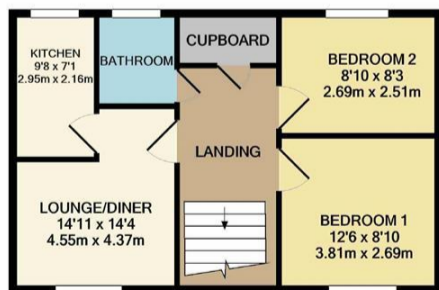
Epc: C, Council Tax Band: B, Tenure: Leasehold, 63 Years Approx Remaining - The development is overseen by a 'house manager' based at another site close by. Last annual maintenance/ground rent combined circa £2006 per annum

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GROUND 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. 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 and we would be happy to help a prospective buyer investigate. 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 a surveyor to report before proceeding, and we will assist whenever possible.

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