



PETTENGELLS
ESTATE AGENTS

12 Orchard Leigh, Herbert Road, New Milton, Hampshire, BH25 6BX
Asking Price £225,000

12 Orchard Leigh, Herbert Road, New Milton,
Hampshire, BH25 6BX

- Two Bedrooms With Fitted Wardrobes
- Chain Free Sale
- Living/Dining Room
- Kitchen/Breakfast Room
- Garage
- South Facing Communal Gardens
- 120 Year Lease
- Central Location
- No Stamp Duty (Standard Rate)
- Newly Carpeted & Decorated





IMPRESSIVE TOP FLOOR APARTMENT, AVAILABLE QUICKLY!

We are pleased to offer as a chain free sale, this well presented two bedroom second/top floor flat, situated in a good location close to New Milton town centre and with the benefit of 120 years left on the lease.

Accommodation: The main door on the ground floor has entry phone system and a staircase then rises up to the second floor where this flat's front door opens to the welcoming hallway. There is a lovely bright south facing living/dining room and this leads into the recently refurbished and well appointed kitchen/breakfast room with breakfast bar and various 'white goods' all included, some of which are brand new. There are two double bedrooms, both with fitted wardrobes, and there is a bathroom.

Outside: To the front of the building is a lovely south facing communal garden with good sized lawned area. There are various 'visitor' parking spaces by the building and this flat has its own garage (16' x 8').

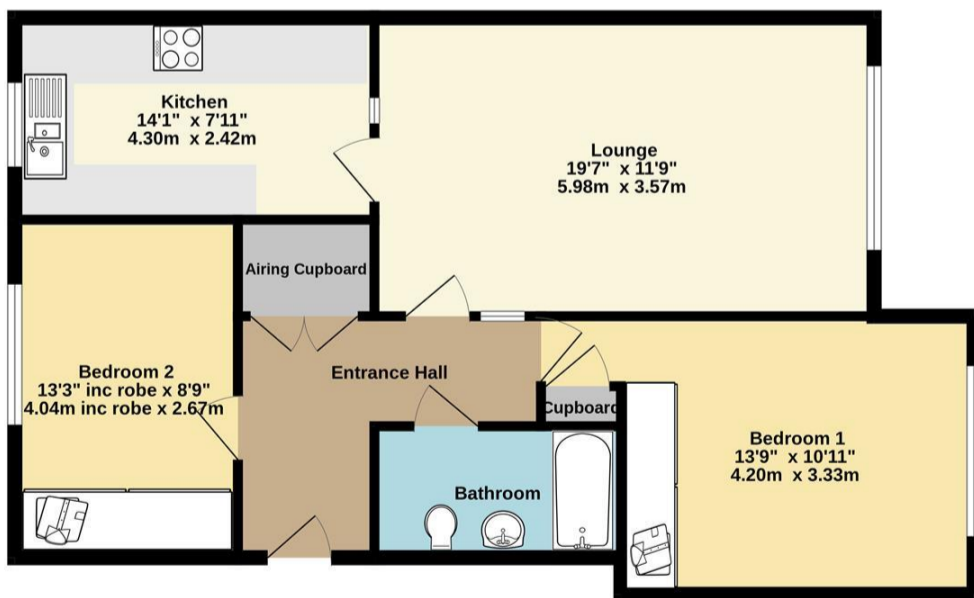
Lease: 120 years left, Most recent maintenance charge: £1240 per annum, Ground rent: 'Peppercorn'

EPC: C, **Council tax band:** D, **Tenure:** Leasehold, **Approx Floor Area:** 743 sq ft

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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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