



**PETTENGELLS**  
ESTATE AGENTS

37 Aspen Place, New Milton, Hampshire, BH25 6NX  
Asking Price £245,000

37 Aspen Place, New Milton, Hampshire, BH25 6NX

- Two Bedrooms
- Living Room
- Communal Garden
- Kitchen
- Bathroom
- Patio Off Flat
- Garage
- Close To Town
- 131 Years Remaining on lease
- Central Heating & Double Glazing





**TWO BEDROOM APARTMENT, EXTENDED LEASE, AVAILABLE CHAIN FREE!**

Available quickly we are pleased to offer this two bedroom first floor flat with garage and private front door, conveniently situated within walking distance of New Milton town. Back door directly to gardens.

Accommodation: Private front door on the ground floor i.e not communal entrance leads to the hallway, this has storage and doors to the rear garden area and a staircase then leads up to the main hall. The living/dining room enjoys a pleasant aspect, there is a good sized kitchen. There are two double bedrooms with fitted wardrobes and in bedroom one, one of these is particularly large. There is a bathroom with shower over.

Outside: There is a garage in a block closeby and this flat has the benefit of a back door leading to a communal garden area with patio adjoining the property.

EPC: C, Council Tax Band: B, Tenure: Leasehold

Lease until 2153, last years maintenance & ground rent £1000 approx.

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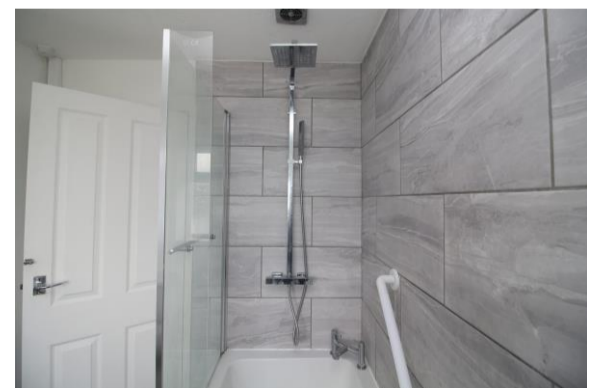
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'  
Plan produced using PlanUp.

**37 Aspen Place, New Milton**

**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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