



**PETTENGELLS**  
ESTATE AGENTS

2 Kennard Court, Kennard Road, New Milton, Hampshire, BH25 5LN  
£239,950

2 Kennard Court, Kennard Road, New Milton,  
Hampshire, BH25 5LN

- First Floor Apartment
- Two Bedrooms
- Private Entrance
- Living/Dining Room
- Kitchen/Breakfast Rm
- Bathroom
- Garage
- Communal Gardens
- Close To Town/Station
- Viewing Recommended





**APPEALING TWO BEDROOM APARTMENT!!**

We are pleased to offer this appealing and spacious two bedroom first floor apartment with garage and large communal gardens. There are just two flats in this building, i.e the ground floor one and this first floor property. Garage, 131 year lease.

Accommodation: This flat has the benefit of its own private front door on the ground floor i.e not communal entrance, this opens to a useful porch, this in turn leads to the hall/staircase rising to the first floor where there is the main hallway, and this leads into the lovely bright double aspect living room. There is a kitchen/breakfast room which enjoys a pleasant outlook and there are two spacious double bedrooms and a bathroom with separate shower cubicle.

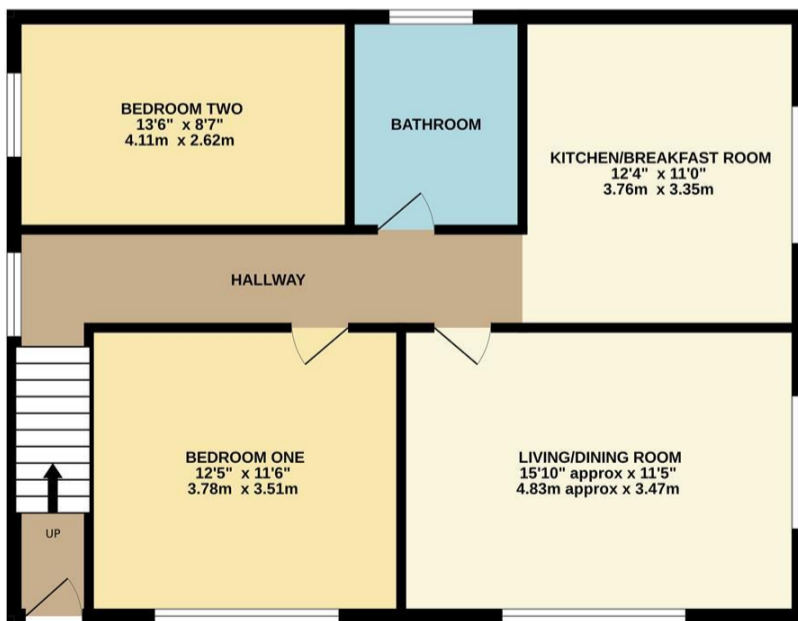
OUTSIDE: There is a GARAGE close to the flat with space to park in front. There are communal mainly lawned gardens surrounding the building.

EPC: D, COUNCIL TAX BAND: C, Tenure: Leasehold, Last annual maintenance charge: £1680

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GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.  
While 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.  
Made with MapInfo 12/03

**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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