



PETTENGELLS
ESTATE AGENTS

7 Lakeside Pines, Barrs Avenue, New Milton, Hampshire, BH25 5GQ
Asking Price £125,000

7 Lakeside Pines, Barrs Avenue, New Milton,
Hampshire, BH25 5GQ

- House manager on site part time
- 24hr careline facility
- Electric heating
- One bedroom ground floor flat
- Close to town
- Lovely gardens
- Living/dining room
- Kitchen
- Shower Room





GROUND FLOOR FLAT FOR THE OVER 50's

We are pleased to offer this one bedroom ground floor apartment situated within the ever popular Lakeside Pines development which has lovely communal grounds and situated just a short walk from New Milton town/station.

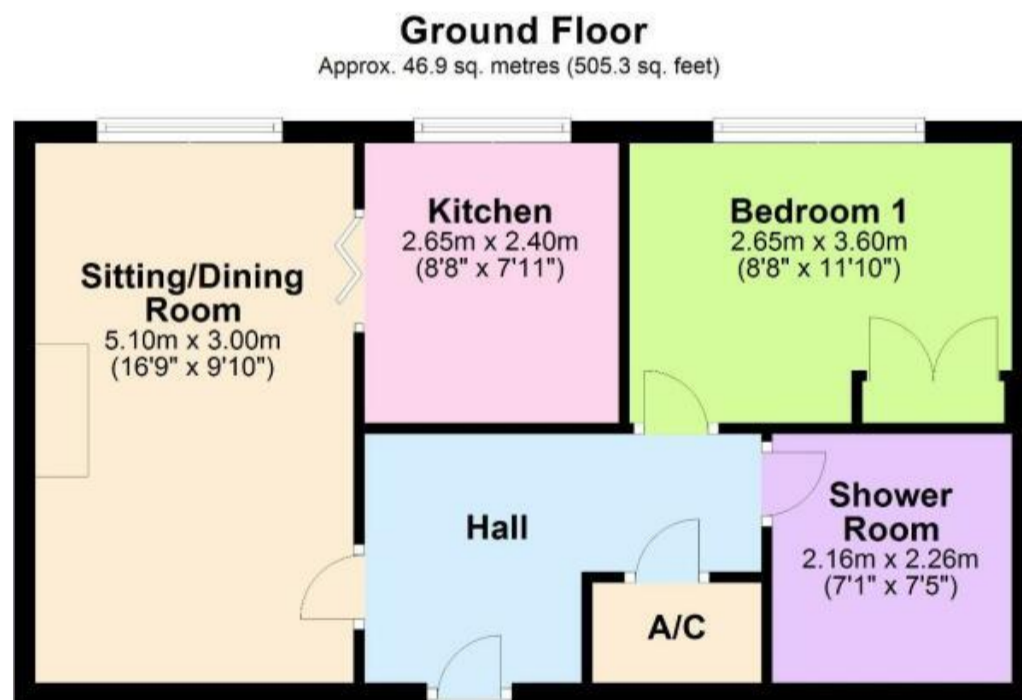
Accommodation: There is a main communal entrance with entry phone system. This flat's front door opens to the entrance hall which has a large storage cupboard. The living/dining room has a window to the front of the building and feature fireplace. Off the lounge is the kitchen. There is a bedroom with fitted wardrobe and a shower room.

Outside: There is a general parking area adjoining the building, Lakeside Pines has particularly delightful landscaped communal gardens surrounding the building and there is a pedestrian shortcut towards town.

EPC: C, Council tax band: C, Tenure: Leasehold 150 years from 1989. Most recent annual maintenance/ground rent charge given to us by seller: £2868.

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Total area: approx. 46.9 sq. metres (505.3 sq. feet)

'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.

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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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