



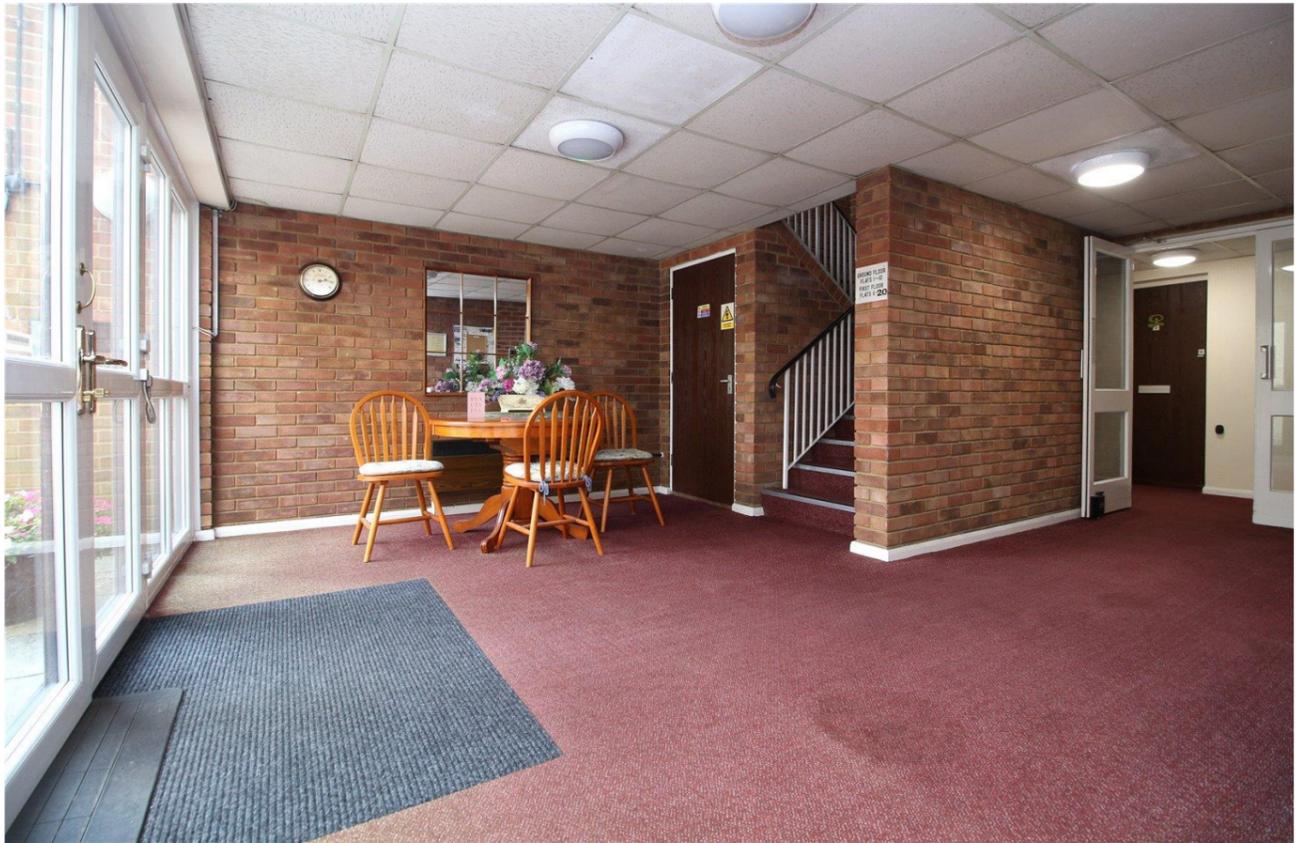
PETTENGELLS
ESTATE AGENTS

8 Glenagare, Whitefield Road, New Milton, Hampshire, BH25 6DG
Guide Price £50,000

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- Ground floor apartment for the over 55's
- Living/dining room
- Modern Kitchen & shower room
- Bedroom with built in wardrobe
- Communal garden
- Convenient central location
- Parking area
- Chain free sale
- No stamp duty
- Newly carpeted





ONE BEDROOM GROUND FLOOR FLAT FOR AGE 55+, CONVENIENTLY SITUATED IN THE HEART OF NEW MILTON.

Accommodation: There is an entry phone system to the building, this flat's front door then opens to the hallway with good storage and then leading to the living room. This also houses a modern gas boiler and then leads into the modern kitchen, there is also a modern shower room. Bedroom with built in wardrobe.

Communal areas: There is a lovely spacious resident's lounge and also a laundry room and communal kitchen.

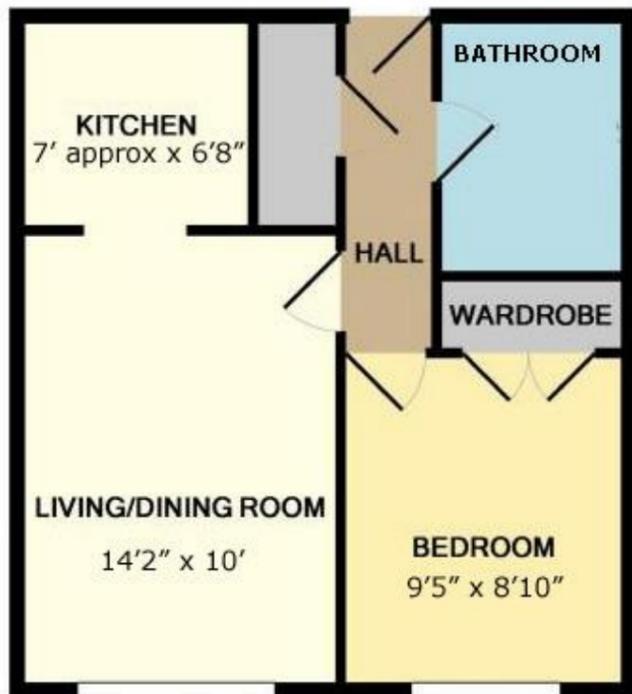
Outside: There is a parking area to the front although they are not allocated i.e first come, first served. The rear of the building is a pleasant lawned area enjoying a bright aspect particularly for the afternoon sunshine.

Lease: 55 years remaining. We understand from the seller that the most recently combined annual maintenance and ground rent figures are £2800 but this is to be confirmed.

EPC: D, **Council tax band:** A, **Tenure:** Leasehold 55 years remaining until 2080

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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. 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. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. 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 surveyor to report before proceeding, and we will assist whenever possible.

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