



**PETTENGELLS**  
ESTATE AGENTS

9 Aspen Place, New Milton, Hampshire, BH25 6NX  
Asking Price £230,000

## 9 Aspen Place, New Milton, Hampshire, BH25 6NX

- Flat in pleasant location close to town centre
- Living/dining room
- Modern kitchen
- Two bedrooms
- Private front door
- Extended lease until 2153
- Communal gardens
- Garage
- Modern bathroom and second WC







**WELL PRESENTED FIRST FLOOR FLAT OFFERED IN CONVENIENT LOCATION CLOSE TO TOWN CENTRE**

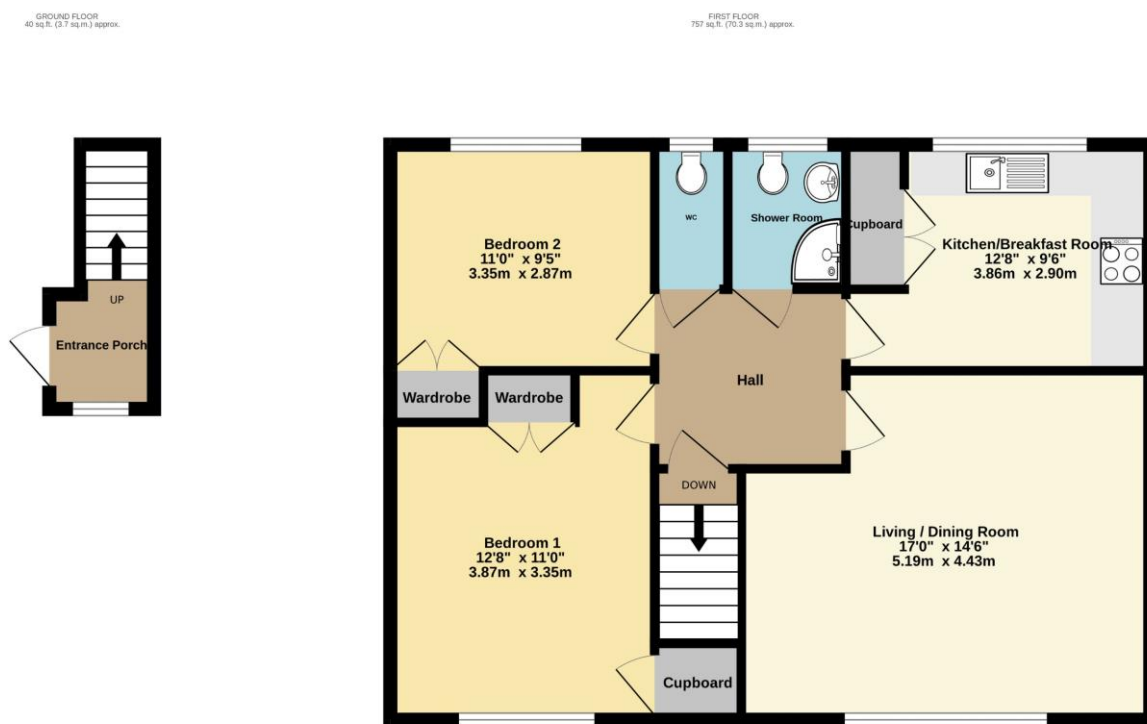
**Accommodation:** This flat has its own private front door is not a communal entrance, which opens to the entrance which has a radiator and a staircase rises to the main accommodation, all on the first floor. There is a hallway leading to a large living/dining room which has a bright approx southerly aspect. The modern kitchen/breakfast room has integrated appliances comprising oven, hob, hood, washing machine, fridge/freezer and dishwasher. There are two double bedrooms both with fitted wardrobes and bedroom one is a particularly good size. There is then a modern shower room with second WC adjacent.

**Outside:** Communal and mainly lawned gardens around the development. There is a garage in a block measuring 16'7" x 8'7".

**Tenure:** Leasehold, we understand there are approximately 128 years on the lease, last annual maintenance £2200 and ground rent £15.  
**EPC:** D, **Council tax band:** C, approx floor area 732 sq ft

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TOTAL FLOOR AREA: 797 sq.ft. (74.0 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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**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. The flood risk is deemed as 'very low' unless stated otherwise. 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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