



PETTENGELLS
ESTATE AGENTS

18 Heather Lodge, 34-36 Whitefield Road, New Milton, Hampshire, BH25 6DF
Asking Price £225,000

18 Heather Lodge, 34-36 Whitefield Road, New Milton, Hampshire, BH25 6DF

- Top/second floor flat
- Two bedrooms
- Ensuite shower room & bathroom
- Living/dining room
- Balcony
- Communal gardens
- Garage
- Central location





TWO DOUBLE BEDROOM CENTRAL APARTMENT WITH BALCONY OVERLOOKING NEW MILTON BOWLING CLUB.

Accommodation: Communal entrance door with entry phone leads to a staircase which rises to the second/top floor; entrance hall with storage cupboard and airing cupboard with doors leading to the good size living room with windows to front and side as well as a door leading to the balcony with pleasant views over the bowling green and tennis court. A door from the lounge leads to the kitchen where there are a range of fitted units, a built in fridge freezer, space for washing machine, dishwasher, wall mounted gas boiler. There are two double bedrooms with the main bedroom being a particularly good size and having an ensuite shower room (both bedrooms with far reaching views over New Milton giving a lovely outlook), there is also a further bathroom.

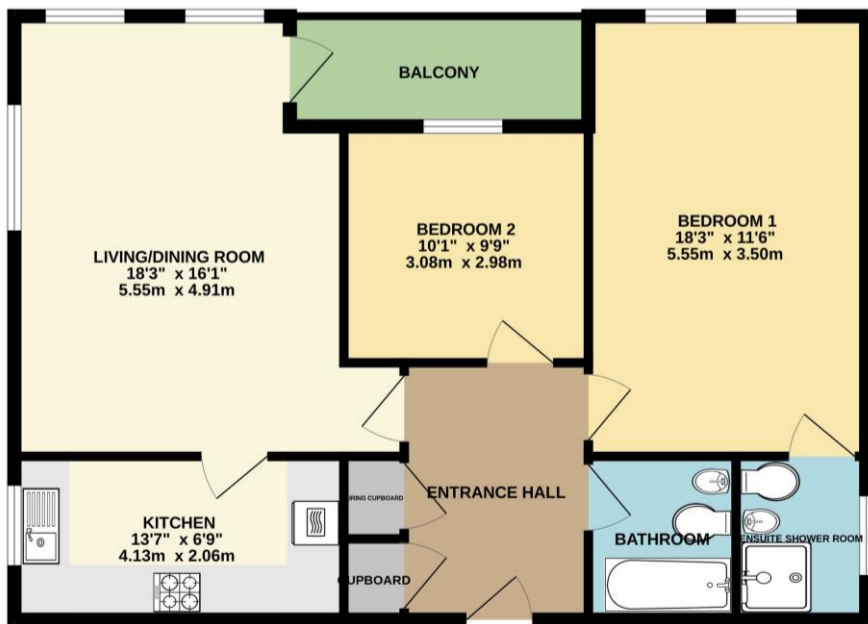
Outside: There are communal gardens and a garage (17'3 x 8'2) in a block.

EPC: D, Council tax band: D, Tenure: Leasehold, lease expires 24/6/2088, Maintenance £1000, Ground rent £300 Per annum

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GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Metropix (2022)

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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