



PETTENGELLS
ESTATE AGENTS

11 Spencer Court, Spencer Road, New Milton, Hampshire, BH25 6DD
Asking Price £149,950

11 Spencer Court, Spencer Road, New Milton,
Hampshire, BH25 6DD

- Two Bedrooms
- Living room
- Kitchen
- Bathroom
- Garage
- Approx 47 years remaining on the lease
- Balcony
- Cash buyers only





TWO BEDROOM TOP FLOOR FLAT OFFERED CHAIN FREE.

Situated in the heart of New Milton, we are pleased to offer as a chain free sale this two bedroom second floor apartment with garage and balcony.

Accommodation: A communal entrance with stairs leading to the second floor where this flat's front door opens to the entrance hall. There is a south facing living room with door opening to south facing balcony, kitchen, two double bedrooms and a bathroom.

Outside: To the rear of the property there is a garage in a block with up and over door and to the front of the property there is an area of south facing communal garden.

Lease: 47 years remaining, **Maintenance:** £1200, **Ground rent:** £180 per annum

Council tax band: C, **Tenure:** Leasehold

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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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