



PETTENGELLS
ESTATE AGENTS

5 Abbey Court, Herbert Road, New Milton, Hampshire, BH25 6FH
Asking Price £485,000

5 Abbey Court, Herbert Road, New Milton,
Hampshire, BH25 6FH

- Spacious luxury apartment
- Large living room
- Built by Pennyfarthings
- Three double bedrooms
- Lift/stairs
- Impressive large kitchen
- Two bathrooms
- Balcony
- Covered parking & lockable store
- Remainder of 10 year new build warranty





LUXURY MODERN PENTHOUSE IN CONVENIENT CENTRAL LOCATION. VERY SPACIOUS-150 M SQ.

Accommodation: There is a communal entrance on the ground floor and a staircase or lift rises to the second floor where this is the only flat and it's front door opens to a spacious entrance hall. The superb living/dining room opens to the balcony. There is a very well appointed kitchen/breakfast room with extensive integrated appliances. There are three double bedrooms with bedroom one having fitted wardrobes, and an ensuite shower room. Bedroom two also has fitted wardrobes, and there is a main bathroom.

Outside: There is a covered parking space to the rear with adjoining lockable store. Visitor parking. Lovely communal garden. This flat has the benefit of a lovely balcony.

Council tax band: D, Tenure: Leasehold 125 year lease from 2020, Last annual maintenance £2000 approx and £325 ground rent.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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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