



PETTENGELLS
ESTATE AGENTS

8 Aspen Place, New Milton, Hampshire, BH25 6NX
Asking Price £190,000

8 Aspen Place, New Milton, Hampshire, BH25 6NX

- Two bed' first floor flat close to town
- Chain free sale
- Newly extended lease
- Potential to modernise
- Private front door
- Garage
- Living room
- Bathroom
- Electric heating
- Kitchen/breakfast room





TWO-BEDROOM FIRST FLOOR FLAT CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE, BEING SOLD WITH NEWLY EXTENDED LEASE. IDEAL FOR MODERNISATION.

Accommodation: This apartment has its own front door on the ground floor, i.e. not a communal entrance. This leads to a staircase which rises to the main hallway of the flat on the first floor. There is a spacious lounge which enjoys a bright southerly aspect. There is then a good-sized kitchen/breakfast room. There are two double bedrooms and a bathroom.

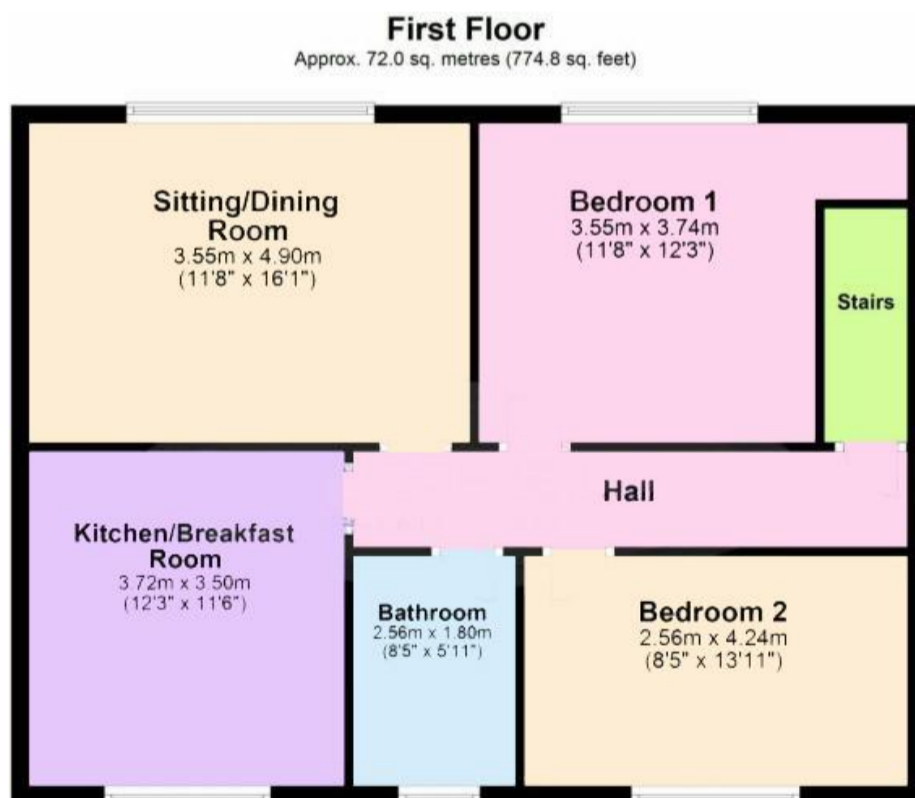
Outside: There are lovely mainly lawned communal gardens surrounding the development and this flat has the benefit of its own garage.

Last annual maintenance: TBC, **Ground rent:** TBC but likely 'peppercorn', lease currently being extended, length TBC.

EPC: D, **Council tax band:** C

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"Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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."
Plan produced using PlanUp.

8 Aspen Place, New Milton

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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